BLK 11 PT OF LOT 1 IN
OR 1553/683
TOWN OF HILLIARD S/D PBK 1-28

GUYNN CLARA N EST
PO BOX 777
HILLIARD, FL 32046-0777

2025

08-3N-24-2380-0011-0016

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	04	BUILT-UP 50
Interior Wall	02	WALL BD/WD 70
Interior Wall	06	CUST PANEL 30
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	02	Quality Level 02
Occupancy	00	100

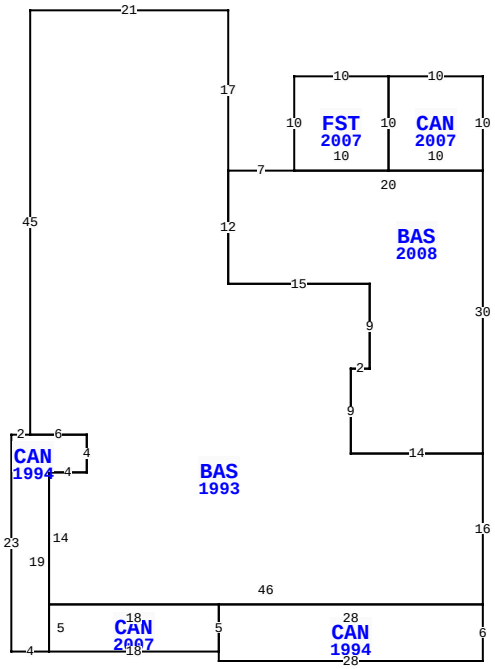
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100	1993	1,955	81,465
BAS	558	100	2008	558	23,252
CAN	108	30	1994	32	1,334
CAN	168	30	1994	50	2,084
CAN	90	30	2007	27	1,125
CAN	100	30	2007	30	1,250
FST	100	50	2007	50	2,084
TOTALS	3,079			2,702	112,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	2,702	82.4345	138.90	375,308	1980	1980	0	0	0	70.00	30.00

1 RSTARANT 1 – 0% - 0 Heated Area: 2513 HX Base Yr



551705 US HWY 1, HILLIARD

BLD DATE	01/14/2020	KKA	LGL DATE		
XF DATE	01/14/2020	KKA	LAND DATE	04/29/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,592
TOTAL MARKET OB/XF VALUE	9,280
TOTAL LAND VALUE - MARKET	40,950
TOTAL MARKET VALUE	162,822
SOH/AGL Deduction	53,717
ASSESSED VALUE	109,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,105
TOTAL JUST VALUE	162,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210040	NEW ROOF	9,450	03/04/2021
0708117	REMODEL	0	01/01/2008
0703049	OTHER	30	03/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/0683	2/29/2008	QC	Q	I	01	100
GRANTOR: GUYNN TROY						
GRANTEE: GUYNN TROY & CLARA						
1396/0744	3/15/2006	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: GUYNN TROY						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2007] W10 FST=[YR=2007] W10S10 BAS=[YR=2008] W7 BAS=[YR=1993] N17W21S45 CAN=[YR=1994] W2S23E4 CAN=[YR=2007] E18 CAN=[YR=1994] S1E28N6W28S5$ N5W18S5$ N19E4N4W6$ E6S4W4S14E46N16W14 N9E2N9W15N12$ S12E15S9W2S9E14 N30W20$ E10N10$S10E10N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	
2	0812	CONCRETE C	0	0	0	0	5,290.00	SF	4.00	4.00	100	1980	1980	3	30	6,348	
3	0964	HALON SYST	0	0	12	3	36.00	SF	50.00	50.00	100	2000	2000	3	77	1,386	
4	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2000	2000	3	83	125	
5	0443	STK FNC 6'	0	0	0	0	46.00	LF	10.00	10.00	100	2007	2007	3	27	124	
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2007	2007	3	69	621	
7	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2007	2007	3	27	216	
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	27	420	

LAND DESCRIPTION

TOTAL OB/XF 9,280

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002100	C	RESTAURANT	0	0004	C-1	91.00	100.00	9,100.00	SF		1.00	1.00	1.00	4.50	4.50	40,950							

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 40,950 Market: 0 Agricultural: 0 Common: 40,950 PRINTED 07/30/2025 BY SYS