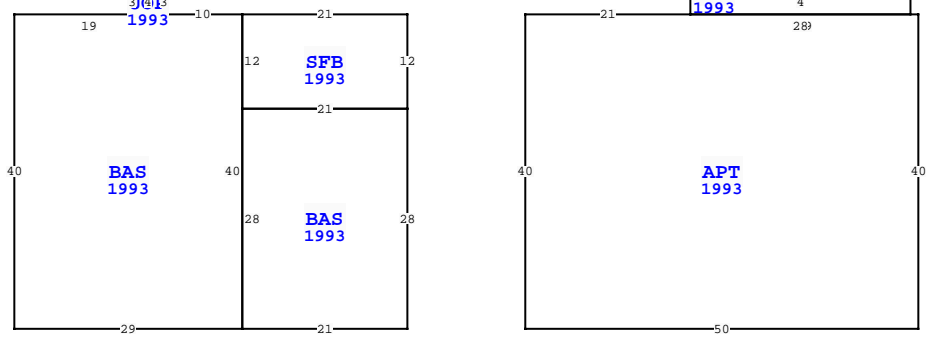


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	- 0%	- 0									Heated Area: 3950	



NASSAU COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			281,006	
TOTAL MARKET OB/XF VALUE			2,608	
TOTAL LAND VALUE - MARKET			21,262	
TOTAL MARKET VALUE			304,876	
SOH/AGL Deduction			70,386	
ASSESSED VALUE			234,490	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			234,490	
TOTAL JUST VALUE			304,876	
NCON VALUE			0	
INCOME VALUE			1,390,299	
PREVIOUS YEAR MKT VALUE			308,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120031	REMODEL	2,500	03/20/2012
87-717	N/A	3,000	02/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1830	9/12/2024	QC	U	I	11	100

GRANTOR: KNIGHT PAUL
GRANTEE: KNIGHT RICHARD ALAN
0493/0736 7/14/1986 WD U I 76,000
GRANTOR: HADDOCK JAMES OLIVER
GRANTEE: KNIGHT PAUL R & JOA

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,000	100	1993	2,000	141,280
BAL	132	15	1993	20	1,413
BAS	588	100	1993	588	41,537
BAS	1,160	100	1993	1,160	81,943
SFB	252	80	1993	202	14,270
STR	60	10	1993	6	424
UOP	12	20	1993	2	142
TOTALS	4,204			3,978	281,006

551714 US HWY 1, HILLIARD

BLD DATE	01/22/2020	KKA	LGL DATE	
XF DATE	01/22/2020	KKA	LAND DATE	04/29/2025
INC DATE			AG DATE	DC

EXTRA FEATURES																	
L N	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	0812	CONCRETE C	0	0	0	0	1,538.00	SF	2.00	2.00	100	1960	1960	3	20	615	
2	0810	CONCRETE A	0	0	8	19	152.00	SF	6.50	6.50	100	1975	1975	3	25	247	
3	1242	WD DECK A	0	0	15	6	90.00	SF	10.00	10.00	100	2010	2010	3	40	360	
4	0940	SHEDS/PORT	0	0	14	6	84.00	SF	30.00	30.00	100	2013	2013	3	55	1,386	

BUILDING NOTES									
BUILDING DIMENSIONS									

SFB=[YR=1993] W21 BAS=[YR=1993] W10 UOP=[YR=1993] N3 W4 S3
E4\$ W19 S40 E29 BAS=[YR=1993] E21 N28 W21 S28\$ N40\$ S12 E21
N12\$ PTR=E15 APT=[YR=1993] E21 BAL=[YR=1993] N6 E8 S3 E4
STR=[YR=1993] N11 E8 S4 W4 S7 W4\$ E8 N3 E8 S6 W28\$ E29 S40
W50 N40\$ W15\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0004	C-1	45.00	105.00	4,725.00	SF		1.00	1.00	1.00	4.50	4.50	21,262							