



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	25	MOD METAL 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		18 100
RMS		8 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	2500	REPAIR SERVICE

MAP NUM		MKT AREA	06
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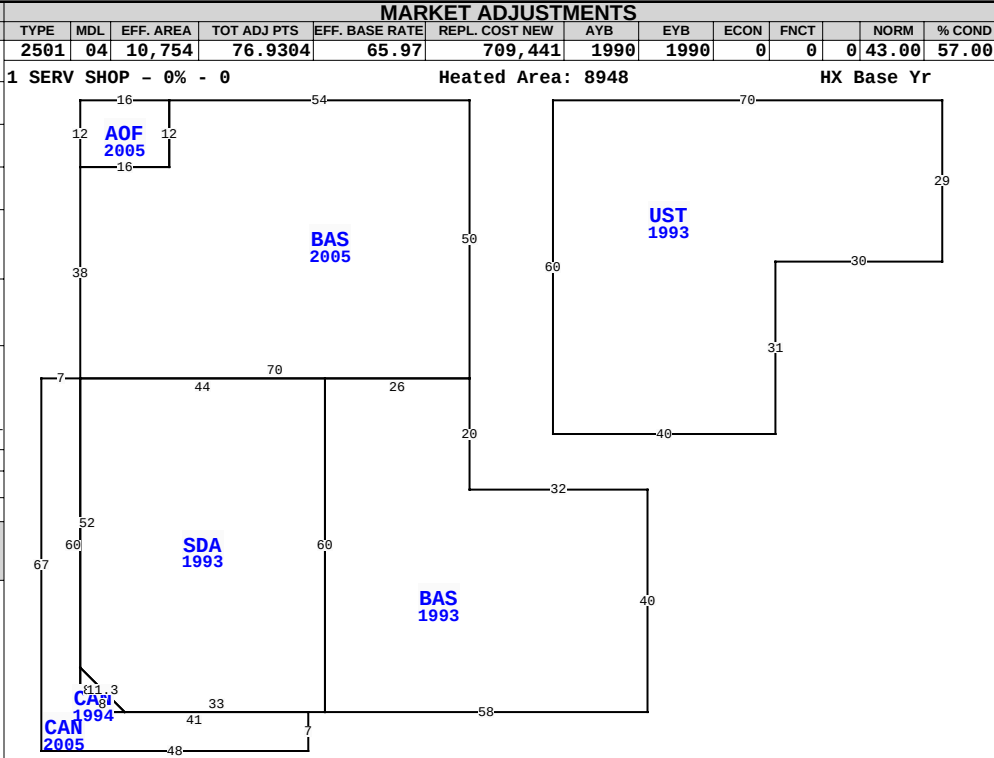
NEIGHBORHOOD/LOC	6002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	100	2005	192	7,220
BAS	2,840	100	1993	2,840	106,792
BAS	3,308	100	2005	3,308	124,391
CAN	32	30	1994	10	376
CAN	756	30	2005	227	8,536
SDA	2,608	110	1993	2,869	107,883
UST	3,270	40	1993	1,308	49,185

TOTALS	13,006			10,754	404,381
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	12,813.00	SF	4.00	4.00	
2	0812	CONCRETE C	0	0	0	0	2,606.00	SF	4.00	4.00	
3	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	
4	0505	FLAGPOLE A	0	0	0	0	37.00	LF	50.00	50.00	
5	0424	CL FNC 6'	0	0	0	0	182.00	LF	20.00	20.00	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	39,370.00	SF	



BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	04/29/2025
INC DATE			AG DATE	DC

551797 US HWY 1, HILLIARD

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	12,813.00	SF	4.00	4.00	100	1990	1990	3	57	29,214	
2	0812	CONCRETE C	0	0	0	0	2,606.00	SF	4.00	4.00	100	2001	2001	3	79	8,235	
3	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1990	1990	3	100	600	
4	0505	FLAGPOLE A	0	0	0	0	37.00	LF	50.00	50.00	100	1990	1990	3	20	370	
5	0424	CL FNC 6'	0	0	0	0	182.00	LF	20.00	20.00	100	1990	1990	3	26	946	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1990	1990	3	26	78	

LAND DESCRIPTION											
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1	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	39,370.00	SF	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										404,381	
TOTAL MARKET OB/XF VALUE										39,443	
TOTAL LAND VALUE - MARKET										137,795	
TOTAL MARKET VALUE										581,619	
SOH/AGL Deduction										16,970	
ASSESSED VALUE										564,649	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										564,649	
TOTAL JUST VALUE										581,619	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										581,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0590/0524	2/09/1990	WD	Q	V		55,000			
GRANTOR: MEAGHER SHIRLEY O									
GRANTEE: FRANKLIN CARROLL &									
0146/0200	1/01/1973	WD	Q	I		12,400			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] W54 AOF=[YR=2005] W16 S12 E16 N12 \$ S12 W16 S38 CAN=[YR=2005] W7 S67 E48 N7 SDA=[YR=1993] E3 BAS=[YR=1993] E58 N40 W32 N20 W26 S60\$ N60 W44 S52 CAN=[YR=1994] S8 E8 U8 L8 \$ R8 D8 E33\$ W41 N60\$ E70 N50\$ PTR= E15 UST=[YR=1993] E70 S29 W30 S31 W40 N60\$ W15\$.											