BLOCK 18 E 190 FT OF N 200FT
LOT 3, W 80FT OF N 200FT LOT 4
IN OR 2773/1151

HOLLEY CAPITAL LLC
PO BOX 940
HILLIARD, FL 32046

2025

08-3N-24-2380-0018-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

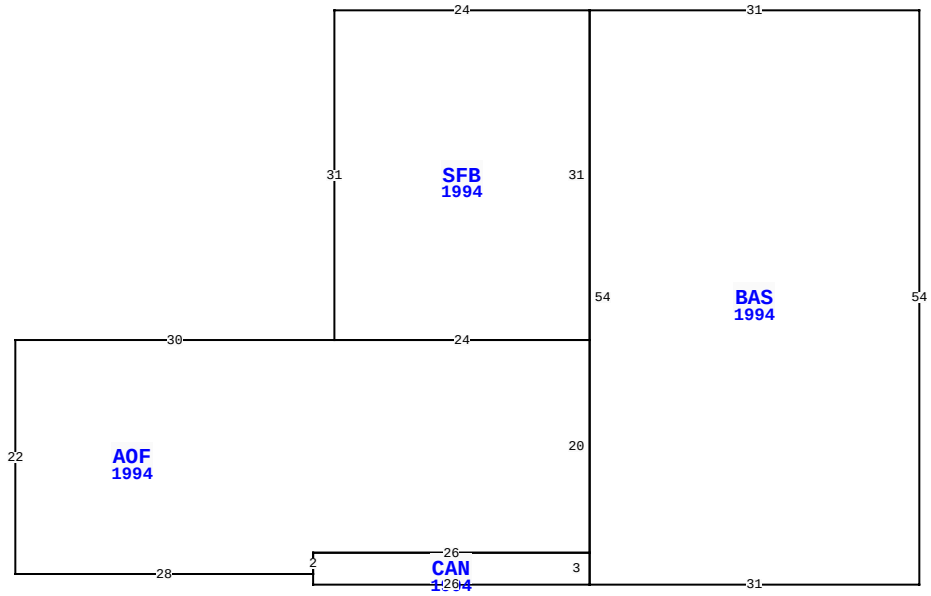
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	12	CEDAR 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,136	100	1994	1,136	64,963
BAS	1,674	100	1994	1,674	95,729
CAN	78	30	1994	23	1,315
SFB	744	80	1994	595	34,025
TOTALS	3,632			3,428	196,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	3,428	74.0969	63.54	217,815	1963	2010	0	0	0	10.00	90.00

1 SERV SHOP – 0% - 2023 Heated Area: 3405 HX Base Yr



551894 US HWY 1, HILLIARD

BLD DATE	06/11/2020	KKA	LGL DATE	
XF DATE	06/11/2020	KKA	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,034
TOTAL MARKET OB/XF VALUE	41,024
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	372,058
SOH/AGL Deduction	157,358
ASSESSED VALUE	214,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,700
TOTAL JUST VALUE	372,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210026	NEW ROOF	6,500	02/17/2021
20100082	ELEC OTHER	0	07/12/2010
9002008	TANKS/BLRS	43,397	02/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/1151	3/06/2025	SW	Q	I	01	500,000
GRANTOR: GC TIRE COMPANY INC						
GRANTEE: HOLLEY CAPITAL LLC						
2537/1434	2/08/2022	SW	Q	I	01	225,000
GRANTOR: EDE REAL PROPERTY INV						
GRANTEE: GC TIRE COMPANY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W31 SFB=[YR=1994] W24 S31 AOF=[YR=1994] W30 S22 E28 CAN=[YR=1994] S1 E26 N3 W26 S2$ N2 E26 N20 W24$ E24 N31$ S54 E31 N54$.

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	0812	CONCRETE C	0	0	0	0	10,695.00	SF	4.00	4.00	100	1985	1985	3	44	18,823	
2	0803	ASPHALT C	0	0	0	0	12,553.00	SF	2.00	2.00	100	1985	1985	3	50	12,553	
3	0351	CARPORT MT	0	0	24	24	576.00	SF	10.00	10.00	100	1988	1988	3	20	1,152	
4	0351	CARPORT MT	0	0	36	21	756.00	SF	7.50	7.50	100	1999	1999	3	20	1,134	
5	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	48	648	
6	0351	CARPORT MT	0	0	58	24	1,392.00	SF	10.00	10.00	100	1988	1988	3	20	2,784	
7	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1988	1988	3	100	400	
8	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	1988	1988	3	52	254	
9	0351	CARPORT MT	0	0	24	21	504.00	SF	10.00	10.00	100	2015	2015	3	65	3,276	

LAND DESCRIPTION

TOTAL OB/XF 41,024

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	002500	C	SRVC SHOPS	0	0004	C-1	-200.00	270.00	54,000.00	SF		1.00	1.00	1.00	2.50	2.50	135,000							

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS