BLOCK 20 N100 FT OF LOT 3
IN OR 1448/762
(EX OR 2187/1933)

GLASS LAND SURVEYING LLC
23884 CRESCENT PARK COURT
FERNANDINA BEACH, FL 32034

2025

08-3N-24-2380-0020-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

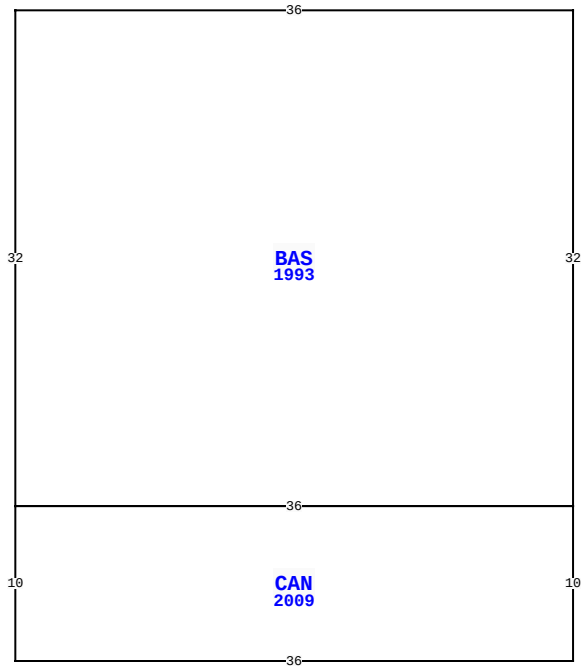
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	89,833
CAN	360	30	2009	108	8,422
TOTALS	1,512			1,260	98,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	01	1,260	111.8000	155.96	196,510	1912	1980	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 2023 Heated Area: 1152 HX Base Yr



3731 W FIFTH ST, HILLIARD

BLD DATE	02/20/2019	KK	LGL DATE	
XF DATE	02/20/2019	KK	LAND DATE	02/20/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,255
TOTAL MARKET OB/XF VALUE	4,984
TOTAL LAND VALUE - MARKET	38,000
TOTAL MARKET VALUE	141,239
SOH/AGL Deduction	0
ASSESSED VALUE	141,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,239
TOTAL JUST VALUE	141,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180003	HANDICAP RAMP	0	01/05/2018
20100010	ELEC OTHER	0	01/29/2010
9303043	ADDITION	2,700	03/05/1993
	XFOB	500	04/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2579/0833	7/18/2022	SW	Q	I	01	170,000
GRANTOR: CONNER DEVELOPMENT GR						
GRANTEE: GLASS LAND SURVEYIN						
1448/0762	9/29/2006	WD	U	I	11	180,000
GRANTOR: COMOESPLANADE LLC						
GRANTEE: CONNER DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S32 CAN=[YR=2009] S10 E36 N10 W36$ E36 N32$.

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	0422	CL FNC 4'	0	0	0	0	137.00	LF	15.00	15.00	100	2010	2010	3	76	1,562	
2	0810	CONCRETE A	0	0	25	18	450.00	SF	6.50	6.50	100	2018	2018	3	97	2,837	
3	1242	WD DECK A	0	0	15	5	75.00	SF	10.00	10.00	100	2018	2018	3	78	585	

LAND DESCRIPTION

TOTAL OB/XF 4,984

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	001100	C	STORE 1FLR	0	0004	C-1	-100.00	190.00	19,000.00	SF		1.00	1.00	1.00	2.00	2.00	38,000							

REVIEW DATE 02/20/2019 BY KK Total Acres: 0.00 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 07/30/2025 BY SYS