



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	15	CONC BLOCK 100	1402	04	2,640	110.6560	136.66	360,782	1984	1984	0	0	0	59.00	41.00	VALUATION SUMMARY													
Roof Structur	09	RIDGE FRME 100	1 CONVSTORE - 0% - 0													STANDARD													
Roof Cover	04	BUILT-UP 100	Heated Area: 2640													HX Base Yr													
Interior Wall	04	PLYWOOD 100														BAS 1994													
Interior Floo	11	CLAY TILE 100														BAS 2015													
Ceiling	01	FIN.SUSPD 100														BAS 1994													
Air Condition	03	CENTRAL 100														BAS 1994													
Heating Type	04	AIR DUCTED 100														BAS 1994													
Fixtures	7	100														BAS 1994													
Frame	03	MASONRY 100														BAS 1994													
Story Height	10	100														BAS 1994													
RMS	4	100														BAS 1994													
Stories	1.	1. 100														BAS 1994													
Units	0	100	BAS 1994																										
BUD8 Adjustme	06	DIST 1D 100	BAS 1993													BAS 2015													
Occupancy	00	NONE 100	BAS 1993													BAS 2015													
Quality			03	Quality Level 03													BAS 1993												
DOR CODE			1410	CONVENIENCE STORES													BAS 2015												
MAP NUM			MKT AREA													09													
NEIGHBORHOOD/LOC			9002.00													BAS 1993													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,621	100	1993	1,621	90,826																								
BAS	95	100	1994	95	5,323																								
BAS	180	100	1994	180	10,086																								
BAS	352	100	2015	352	19,723																								
BAS	392	100	2015	392	21,964																								
TOTALS	2,640			2,640	147,921																								
EXTRA FEATURES						22959 CR 121, HILLIARD												DC											
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	12,252.00	SF	4.00	4.00	100	1984	1984	3	41	20,093													
2	0524	PUMP ISLND	0	0	4	16	64.00	SF	4.50	4.50	100	1984	1984	3	79	228													
3	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1998	1998	3	42	1,959													
4	4950	BOLLARD	0	0	0	0	17.00	UT	100.00	100.00	100	1998	1998	3	100	1,700													
5	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1998	1998	3	42	756													
6	1272	H-SHUTR MD	0	0	8	12	12.00	UT	133.00	133.00	100	2008	2008	3	31	495													
7	1272	H-SHUTR MD	0	0	8	12	12.00	UT	133.00	133.00	100	2008	2008	3	31	495													
8	1272	H-SHUTR MD	0	0	4	5	5.00	UT	133.00	133.00	100	2008	2008	3	31	206													
9	0424	CL FNC 6'	0	0	0	0	37.00	LF	20.00	20.00	100	2008	2008	3	72	533													
10	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	2008	2008	3	88	206													
LAND DESCRIPTION						TOTAL OB/XF 26,671																							
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	001410	C	CONV STORE	0	0004	CG	262.00	322.00	81,892.80	SF		1.00	1.00	1.00	2.00	2.00	163,786												
REVIEW DATE 06/07/2021 BY TWA Total Acres: 0.00 Total Land Value: 163,786 Market: 0 Agricultural: 0 Common: 163,786 PRINTED 07/30/2025 BY SYS																													

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY										STANDARD										
																				Tax Group: 6										Tax Dist:										
																				BUILDING MARKET VALUE										147,921										
																				TOTAL MARKET OB/XF VALUE										28,944										
																				TOTAL LAND VALUE - MARKET										163,786										
																				TOTAL MARKET VALUE										340,651										
																				SOH/AGL Deduction										0										
																				ASSESSED VALUE										340,651										
																				TOTAL EXEMPTION VALUE										0										
																				BASE TAXABLE VALUE										340,651										
																				TOTAL JUST VALUE										340,651										
																				NCON VALUE										0										
																				INCOME VALUE										1,439,450										
																				PREVIOUS YEAR MKT VALUE										357,810										