PT OF N1/2 OF NW1/4 OF SW1/4
IN OR 2574/1332 (EX R/W)

SHREEJI FLORIDA LLC/
551055 US HWY 1
HILLIARD, FL 32046

2025

15-3N-24-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		27 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QUALITY Level 01
Occupancy	00	100

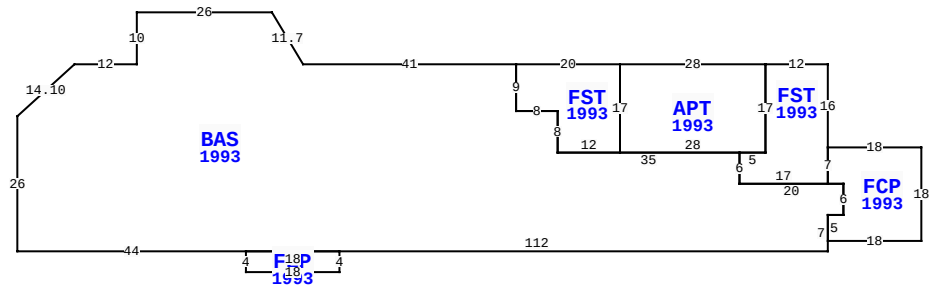
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	476	100	1993	476	11,680
BAS	4,811	100	1993	4,811	118,048
FCP	306	30	1993	92	2,258
FEP	72	80	1993	58	1,423
FST	276	50	1993	138	3,386
FST	306	50	1993	153	3,754
TOTALS	6,247			5,728	140,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3301	04	5,728	69.4612	81.79	468,493	1952	1967	0	0	20	50.00	30.00

1 BARS - 0% - 2023 Heated Area: 5345 HX Base Yr



551055 US HWY 1, HILLIARD

BLD DATE	06/24/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	140,548
TOTAL MARKET OB/XF VALUE	13,977
TOTAL LAND VALUE - MARKET	93,000
TOTAL MARKET VALUE	247,525
SOH/AGL Deduction	0
ASSESSED VALUE	247,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,525
TOTAL JUST VALUE	247,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011519	REPAIR/RRF	26,650	11/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/1332	6/14/2022	WD	Q	I	01	300,000
GRANTOR: KING'S BAR INC						
GRANTEE: SHREEJI FLORIDA LLC						
1335/1050	7/22/2005	WD	Q	I	01	80,000
GRANTOR: PRITCHARD JUANITA & T						
GRANTEE: KING'S BAR INC						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W18 FST=[YR=1993] N16 W12 APT=[YR=1993] W28 FST=[YR=1993] W20 BAS=[YR=1993] W41 U10 L6 W26 S10 W12 L11 D10 S26 E44 FEP=[YR=1993] S4 E18 N4 W18$ E112 N7 E3 N6 W20 N6 W35 N8 W8 N9$ S9 E8 S8 E12 N17$ S17 E28 N17$ S17 W5 S6 E17 N7$ S7 E3 S6 W3 S5 E18 N18$.

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	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20	5.20	100	1962	1962	3	20	649	
2	0803	ASPHALT C	0	0	0	0	10,942.00	SF	2.00	2.00	20	1980	1980	3	30	6,565	
3	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	1980	1980	3	20	720	
4	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1990	1990	3	100	500	
5	0810	CONCRETE A	0	0	23	12	276.00	SF	6.50	6.50	100	1990	1990	3	57	1,023	
6	0819	CONC 12"	0	0	14	7	98.00	SF	9.50	9.50	100	1990	1990	3	57	531	
7	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2009	2009	3	92	161	
8	0971	ST LGHT OV	0	0	0	0	6.00	UT	1,555.00	1,555.00	100	1990	1990	3	27	2,519	
9	1128	BRICK 12"	0	0	0	0	110.00	SF	14.00	14.00	100	1990	1990	3	85	1,309	

LAND DESCRIPTION

TOTAL OB/XF 13,977

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	003300	C	NIGHT CLUB	0		CG	250.00	155.00	53,143.00	SF		1.00	1.00	0.70	2.50	1.75	93,000							

REVIEW DATE 02/06/2019 BY TW Total Acres: 0.00 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 07/30/2025 BY SYS