PT OF NW1/4 OF SW1/4
IN OR 2568/1611
ESMT PT OR 781/1176

L & L PIRTON INC/
312 VIEW POINT PLACE
ST AUGUSTINE, FL 32080

2025

15-3N-24-0000-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

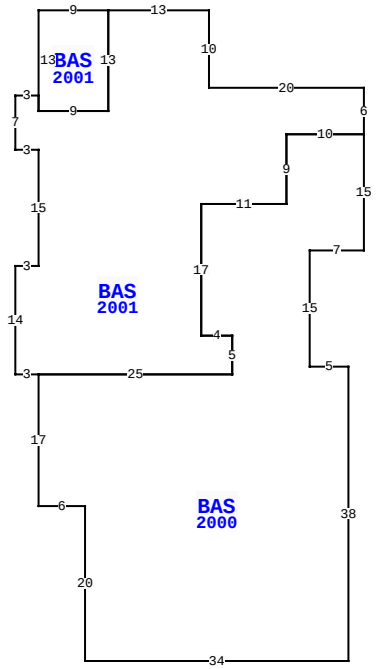
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	02	WOOD FRAME 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	2200	DRIVE-IN REST.
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100	2000	1,785	463,925
BAS	117	100	2001	117	30,408
BAS	1,188	100	2001	1,188	308,764
TOTALS	3,090			3,090	803,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	3,090	142.6053	288.78	892,330	2000	2010	0	0	0	10.00	90.00

1 FAST FOOD – 0% - 2023 Heated Area: 3090 HX Base Yr



551015 US HWY 1, HILLIARD

BLD DATE			LGL DATE		
XF DATE	09/24/2020	KK	LAND DATE	04/29/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	803,097
TOTAL MARKET OB/XF VALUE	61,089
TOTAL LAND VALUE - MARKET	147,996
TOTAL MARKET VALUE	1,012,182
SOH/AGL Deduction	0
ASSESSED VALUE	1,012,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,012,182
TOTAL JUST VALUE	1,012,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,040,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU0159	OTHER	4,200	03/01/2000
B996587	NEW CONSTR	316,036	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1611	6/08/2022	SW	Q	I	01	2,200,000
GRANTOR: SANCTUS SERAPHIN LLC						
GRANTEE: L & L PIRTON INC						
1494/1183	4/24/2007	WD	U	I	12	1,371,500
GRANTOR: FLA #1776 LTD LLP						
GRANTEE: SANCTUS SERAPHIN LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 N10 W13 BAS=[YR=2001] W9 S13E9N13 $ S13W9N2W3S7E3S15 W3S14E3BAS=[YR=2000] S17E6S20E34N38 W5N15E7N15W10S9W11S17E4S5W25$ E25N5W4N17E11N9E10N6$.

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	3,762.00	SF	4.00	4.00	100	2000	2000	3	77	11,587	
2	0803	ASPHALT C	0	0	0	0	29,723.00	SF	2.00	2.00	100	2000	2000	3	50	29,723	
3	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	8,501	
4	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2000	2000	3	48	1,440	
5	0402	CONC BUMPE	0	0	0	0	47.00	UT	25.00	25.00	100	2000	2000	3	83	975	
6	0400	CONC CURB	0	0	0	0	204.00	LF	15.00	15.00	100	2000	2000	3	83	2,540	
7	1127	BRICK 8"	0	0	55	7	385.00	SF	11.00	11.00	100	2000	2000	3	93	3,939	
8	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2000	2000	3	100	800	
9	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2000	2000	3	48	864	
10	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2000	2000	3	48	720	

LAND DESCRIPTION

TOTAL OB/XF 61,089

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	002200	C	DRIVE-IN	0	0004	OR	0.00	0.00	65,776.00	SF		1.00	1.00	1.00	2.25	2.25	147,996							

REVIEW DATE 09/24/2020 BY KK Total Acres: 0.00 Total Land Value: 147,996 Market: 0 Agricultural: 0 Common: 147,996 PRINTED 07/30/2025 BY SYS