PT OF LOT 33
IN OR 1612/454
CORNWALL SURVEY S/D OF

HILLIARD MEATS INC
PO BOX 778
HILLIARD, FL 32046

2025

16-3N-24-2020-0033-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

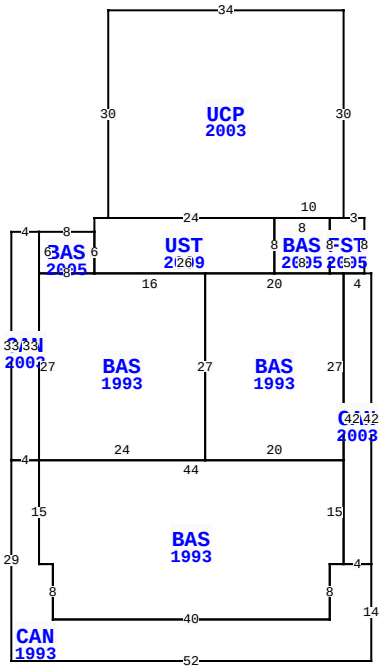
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	11	CLAY TILE 70
Interior Floo	03	CONC FINSH 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	00	QWERTYCCEW 100
Occupancy		03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	1993	540	38,921
BAS	648	100	1993	648	46,705
BAS	980	100	1993	980	70,634
BAS	48	100	2005	48	3,460
BAS	64	100	2005	64	4,613
CAN	468	30	1993	140	10,091
CAN	132	30	2003	40	2,883
CAN	168	30	2003	50	3,604
FST	40	50	2005	20	1,442
UCP	1,020	20	2003	204	14,704
TOTALS	4,316			2,817	203,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,817	103.3344	144.15	406,071	1953	1985	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 2280 HX Base Yr



** This building has 11 Sub-Areas

551424 US HWY 1, HILLIARD

BLD DATE	01/22/2020	KKA	LGL DATE		
XF DATE	01/22/2020	KKA	LAND DATE	04/29/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,036
TOTAL MARKET OB/XF VALUE	9,052
TOTAL LAND VALUE - MARKET	93,942
TOTAL MARKET VALUE	306,030
SOH/AGL Deduction	42,396
ASSESSED VALUE	263,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,634
TOTAL JUST VALUE	306,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0602030	SIGNS	9,000	02/14/2006
0312261	NEW CONSTR	0	12/01/2003
0530	REPAIR/RRF	1,000	07/23/1999
88090087	REPAIR/RRF	1,500	09/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1635/0509	8/14/2009	WD	U	I	16	100
GRANTOR: STEEDLEY THOMAS EUGEN						
GRANTEE: HILLIARD MEATS INC						
1612/0454	3/30/2009	WD	Q	I	01	250,000
GRANTOR: RODRIGUES MARJORIE ET						
GRANTEE: HILLIARD MEATS INC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2005] W3 UCP=[YR=2003] N30 W34 S30 UST=[YR=2009] W2 S2 BAS=[YR=2005] W8 CAN=[YR=2003] W4 S33 CAN=[YR=1993] S29 E52 N14CAN=[YR=2003] N42 W4 S42 E4 $ W4 BAS=[YR=1993] N15 W44 S15 E2 S8 E40 N8 E2 $ W2 S8 W40 N8 W2 N15 W4 $ E4 N33 $ S6E8 N6 $ S6 BAS=[YR=1993] W8 S27 E24BAS=[YR=1993] E20 N27 W20 S27 $ N27 W16 $ E26 N8 W24$ E24 BAS=[YR=2005] S8 E8 N8 W8 $ E10 $ W2 S8 E5 N8 $.

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	0803	ASPHALT C	0	0	0	0	4,714.00	SF	2.00	2.00	100	1980	1980	3	50	4,714	
2	0972	ST LGHT UN	0	0	0	0	3.00	UT	1,518.00	1,518.00	100	2001	2001	3	52	2,368	
3	0810	CONCRETE A	0	0	32	10	320.00	SF	6.50	6.50	100	2003	2003	3	82	1,706	
4	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	2005	2005	3	88	264	

LAND DESCRIPTION

TOTAL OB/XF 9,052

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	-156.00	240.00	37,577.00	SF		1.00	1.00	1.00	2.50	2.50	93,942							

REVIEW DATE 01/22/2020 BY KKA Total Acres: 0.00 Total Land Value: 93,942 Market: 0 Agricultural: 0 Common: 93,942 PRINTED 07/30/2025 BY SYS