

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	12	100
Frame	03	MASONRY 100
Common Wall	60	100
Story Height	14	100
RMS	0	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
Occupancy	00	OWNER OCC 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4803	06	10,110	66.3264	30.34	306,737	1967	1967	0	5	0	80.00	15.00

1 STOR WAREH - 0% - 2023 Heated Area: 8662 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 5
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		109,785	
TOTAL MARKET OB/XF VALUE		45,369	
TOTAL LAND VALUE - MARKET		88,200	
TOTAL MARKET VALUE		243,354	
SOH/AGL Deduction		0	
ASSESSED VALUE		243,354	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		243,354	
TOTAL JUST VALUE		243,354	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		245,165	

EXTRA FEATURES																
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	0681	POLE SHED	0	0	26	9		234.00	SF	15.00	100	1975	1975	3	20	702
2	0940	SHEDS/PORT	0	0	16	15		240.00	SF	30.00	100	1980	1980	3	20	1,440
3	0430	CL FNC 6B	0	0	0	0		690.00	LF	9.70	100	1980	1980	3	20	1,339
4	0803	ASPHALT C	0	0	0	0		13,090.00	SF	2.00	100	1970	1970	3	50	13,090
5	0812	CONCRETE C	0	0	0	0		14,548.00	SF	4.00	100	1975	1975	3	25	14,548
6	0466	FNC GT 20'	0	0	0	0		1.00	UT	750.00	100	1980	1980	3	20	150
7	0463	FENCE GATE	0	0	0	0		1.00	UT	300.00	100	1980	1980	3	20	60
8	0730	LOAD RAMP	0	0	20	9		180.00	LF	8.10	100	1967	1967	3	50	729
9	0402	CONC BUMPE	0	0	0	0		7.00	UT	25.00	100	1980	1980	3	44	77
10	1090	T SCALE 20	0	0	0	0		1.00	UT	22,000.00	100	2009	2009	3	35	7,700

458524 OLD DIXIE HWY, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020
INC DATE			AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22600	TRUCK SCALE	2,400	06/01/2009
B95976	REMODEL	2,800	07/01/1995
B941084	XFOB	35,700	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/1081	9/28/2022	SW Q	Q	I	02	300,000

GRANTOR: AACTION RECYCLING COR
GRANTEE: GEIGER ZENOUS RICHA
2066/0302 8/18/2016 WD Q I 01 223,900
GRANTOR: NASSAU STEEL & RECYCL
GRANTEE: AACTION RECYCLING C

BUILDING NOTES

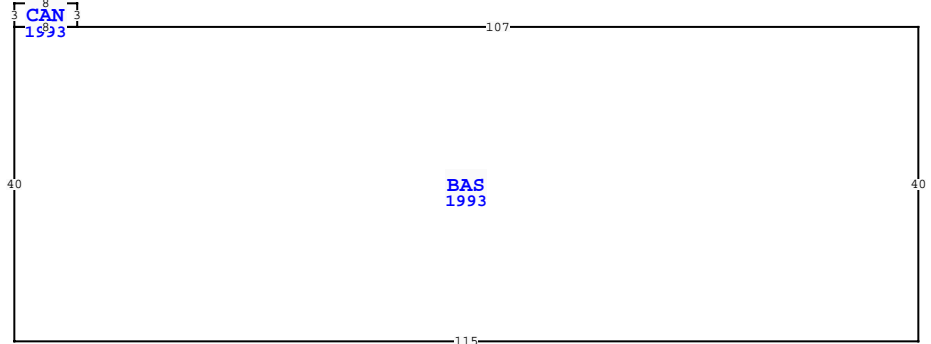
BUILDING DIMENSIONS
BAS=[YR=1993] W118 UOP=[YR=1993] W10 S 53 E10 N53\$S53 E56 AOF=[YR=1993] S40 E11 N40 W11\$ E11 S40 E4 AOF=[YR=1993] E47 N22 W47 S22\$ N22 E47 N9 UST=[YR=1993] N9 W8 S9 E8\$ W8 N9 E8 N53\$.

LAND DESCRIPTION																TOTAL OB/XF									
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	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	3.15	AC		1.00	1.00	1.00	28,000.00	28,000.00	88,200								

REVIEW DATE 09/24/2020 BY KK																Total Acres: 3.15		Total Land Value: 88,200		Market: 0		Agricultural: 0		Common: 88,200		PRINTED 07/30/2025 BY SYS			
------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------------------	--	--------------------------	--	-----------	--	-----------------	--	----------------	--	---------------------------	--	--	--

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Common Wall		50 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	OWNER OCC 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	4,607	60.2550	27.57	127,015	1971	1971		0	5	0	80.00	15.00
2 STOR WAREH - 0% - 2023 Heated Area: 4600 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 5
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			109,785
TOTAL MARKET OB/XF VALUE			45,369
TOTAL LAND VALUE - MARKET			88,200
TOTAL MARKET VALUE			243,354
SOH/AGL Deduction			0
ASSESSED VALUE			243,354
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			243,354
TOTAL JUST VALUE			243,354
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,165

Quality	02	Quality Level 02
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	4,600	100
CAN	24	30
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
1993	4,600	19,023
1993	7	29
TOTALS	4,624	19,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1081	9/28/2022	SW	Q	I	02	300,000
GRANTOR: AACTION RECYCLING COR						
GRANTEE: GEIGER ZENOUS RICHA						
2066/0302	8/18/2016	WD	Q	I	01	223,900
GRANTOR: NASSAU STEEL & RECYCL						
GRANTEE: AACTION RECYCLING C						

458524 OLD DIXIE HWY, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	09/24/2020	KK
XF DATE	09/24/2020	KK	LAND DATE		
INC DATE			AG DATE		

EXTRA FEATURES																	
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
11	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	64	288	
12	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	2005	2005	3	64	2,986	
13	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2005	2005	3	64	640	
14	0351	CARPORT MT	0	0	54	15	810.00	SF	10.00	10.00	100	1990	1990	3	20	1,620	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W107 CAN=[YR=1993] N3 W8 S3 E8\$ W8 S40 E115 N40\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION	CD	CONSTRUCTION
15	CONC BLOCK 100	09	RIDGE FRME 100
04	BUILT-UP 100	01	MINIMUM 100
03	CONC FINSH 100	04	NONE 100
01	NONE 100	01	NONE 100
01	NONE 100	01	NONE 100
01	NONE 100	01	NONE 100
03	MASONRY 100	00	OWNER OCC 100
02	Quality Level 02		
4100	LIGHT MANUFACTURE		
09	MKT AREA	09	MKT AREA
9001.00	NEIGHBORHOOD/LOC		
BAS	5,428	100	1993
UOP	950	30	1993
UST	256	50	1993
TOTALS	6,634		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	5,841	61.6896	28.22	164,833	1967	1967	0	5	0	80.00	15.00	
3 STOR WAREH - 0% - 2023 Heated Area: 5428 HX Base Yr													
BLD DATE	09/24/2020	KK	LGL DATE	09/24/2020	KK								
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020	KK								
INC DATE			AG DATE										

NASSAU COUNTY PROPERTY				PAGE 3 of 5	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				109,785	
TOTAL MARKET OB/XF VALUE				45,369	
TOTAL LAND VALUE - MARKET				88,200	
TOTAL MARKET VALUE				243,354	
SOH/AGL Deduction				0	
ASSESSED VALUE				243,354	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				243,354	
TOTAL JUST VALUE				243,354	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				245,165	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1081	9/28/2022	SW	Q	I	02	300,000
GRANTOR: AACTION RECYCLING COR						
GRANTEE: GEIGER ZENOUS RICHA						
2066/0302	8/18/2016	WD	Q	I	01	223,900
GRANTOR: NASSAU STEEL & RECYCL						
GRANTEE: AACTION RECYCLING C						

EXTRA FEATURES																
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
458524 OLD DIXIE HWY, HILLIARD																
TOTALS 0																

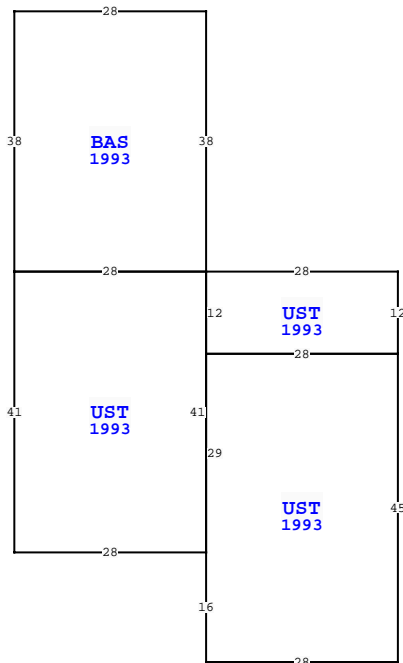
BUILDING NOTES																

BUILDING DIMENSIONS																
UST=[YR=1993] W16 S16 BAS=[YR=1993] W63 UOP=[YR=1993] N10 W49 S56 E10 N46 E39\$ W39 S46 E118 N46 W16\$ E16 N16\$.																

LAND DESCRIPTION																								
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

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	0	100
Frame	03	MASONRY 100
Common Wall	50	100
Story Height	18	100
RMS	0	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
Occupancy	00	OWNER OCC 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4		STOR WAREH	- 0%	- 2023								Heated Area: 1064	HX Base Yr



Quality	02	Quality Level 02			
DOR CODE	4100	LIGHT MANUFACTURE			
MAP NUM		MKT AREA 09			
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	5,216
UST	336	50	1993	168	824
UST	1,148	50	1993	574	2,814
UST	1,260	50	1993	630	3,088
TOTALS	3,808			2,436	11,941

EXTRA FEATURES																
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

458524	OLD DIXIE HWY, HILLIARD	BLD DATE	09/24/2020	KK	LGL DATE	
		XF DATE	09/24/2020	KK	LAND DATE	09/24/2020
		INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 5
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			109,785
TOTAL MARKET OB/XF VALUE			45,369
TOTAL LAND VALUE - MARKET			88,200
TOTAL MARKET VALUE			243,354
SOH/AGL Deduction			0
ASSESSED VALUE			243,354
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			243,354
TOTAL JUST VALUE			243,354
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1081	9/28/2022	SW	Q	I	02	300,000
GRANTOR: AACTION RECYCLING COR						
GRANTEE: GEIGER ZENOUS RICHARD						
2066/0302	8/18/2016	WD	Q	I	01	223,900
GRANTOR: NASSAU STEEL & RECYCL						
GRANTEE: AACTION RECYCLING C						

BUILDING NOTES

BUILDING DIMENSIONS
UST=[YR=1993] W28 BAS=[YR=1993] N38 W28 S38 UST=[YR=1993] S41 E28 UST=[YR=1993] S16 E28 N45 W28 S29\$ N41 W28\$ E28\$ S12 E28 N12\$.

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

