

PT OF SW 1/4
IN OR 2424/1960
EX R/W OR 252/346

NORTH NASSAU HOLDING LLC
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2025

32-4N-24-0000-0003-0000



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	VALUATION SUMMARY																													
Exterior Wall	25	MOD METAL 100	4803	06	13,489	84.7392	38.77	522,969	1993	1995	0	0	0	42.00	58.00	VALUATION BY STANDARD																												
Roof Structur	10	STEEL FRME 100	2 STOR WAREH - 0% - 0														Heated Area: 12000														HX Base Yr													
Roof Cover	12	MODULAR MT 100															Tax Group: 4														Tax Dist:													
Interior Wall	01	MINIMUM 100															BUILDING MARKET VALUE														587,358													
Interior Floop	03	CONC FINSH 100															TOTAL MARKET OB/XF VALUE														70,740													
Air Condition	01	NONE 100															TOTAL LAND VALUE - MARKET														131,050													
Heating Type	01	NONE 100															TOTAL MARKET VALUE														789,148													
Plumbing	2	100															SOH/AGL Deduction														0													
Frame	05	STEEL 100															ASSESSED VALUE														789,148													
Story Height	16	100															TOTAL EXEMPTION VALUE														0													
RMS	1	100															BASE TAXABLE VALUE														789,148													
Stories	00	. 100															TOTAL JUST VALUE														789,148													
Class	00	0 100	NCON VALUE														0																											
Units	00	NONE 100	INCOME VALUE														0																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE														805,236																											
Quality			03	Quality Level 03																																								
DOR CODE			4300 LUMBER YARD																																									
MAP NUM																09																												
NEIGHBORHOOD/LOC			9001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
AOF	340	185	1993	629	14,144																																							
BAS	8,660	100	1993	8,660	194,734																																							
BAS	3,000	100	2018	3,000	67,460																																							
CAN	4,000	30	2017	1,200	26,984																																							
TOTALS			16,000		13,489	303,322	552894 US HWY 1, HILLIARD																																					
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	0811	CONCRETE B	0	0	24	20	480.00	SF	5.20	5.20	100	1979	1979	3	29	724																												
2	0812	CONCRETE C	0	0	0	0	1,356.00	SF	4.00	4.00	100	1993	1993	3	64	3,471																												
3	0681	POLE SHED	0	0	150	44	6,600.00	SF	15.00	15.00	100	1994	1994	3	20	19,800																												
4	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1993	1993	3	20	160																												
5	0978	SECURTY LT	0	0	0	0	1.00	UT	225.00	225.00	100	1993	1993	3	30	68																												
6	0810	CONCRETE A	0	0	0	0	358.00	SF	6.50	6.50	100	2019	2019	3	97	2,257																												
7	0811	CONCRETE B	0	0	39	21	819.00	SF	5.20	5.20	100	2018	2018	3	97	4,131																												
8	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2018	2018	3	100	200																												
9	0812	CONCRETE C	0	0	100	40	4,000.00	SF	4.00	4.00	100	2018	2018	3	97	15,520																												
10	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	2018	2018	3	97	1,286																												
LAND DESCRIPTION																TOTAL OB/XF 47,617																												
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	004300	C	LUMBER YRD	0	0004	CI	0.00	0.00	143,300.00	SF		1.00	1.00	1.00	0.50	0.50	71,650																											
2	004900	C	OPEN STRGE	0		CI	0.00	0.00	5.94	AC		1.00	1.00	1.00	10,000.00	10,000.00	59,400																											
REVIEW DATE 07/29/2022 BY KK Total Acres: 5.94 Total Land Value: 131,050 Market: 0 Agricultural: 0 Common: 131,050 PRINTED 07/30/2025 BY SYS																																												

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[illegible]

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	03	CONC FINSH 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		0 100			
Frame	03	MASONRY 100			
Story Height		10 100			
RMS		1 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		4300	LUMBER YARD		
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	1,000	100	1993	1,000	14,375
CAN	128	30	1993	38	547
TOTALS				1,038	14,921

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2703	04	1,038	60.8475	28.75	29,842	1985	1985	0	0	0	50.00	50.00	
4 GARAGE - 0% - 0													
Heated Area: 1000													
HX Base Yr													
16 8 8 16 2 20 48 20 50 20 16 8 8 16													
CAN 1993													
BAS 1993													
552894 US HWY 1, HILLIARD													
BLD DATE XF DATE INC DATE 07/29/2022 07/29/2022 KK KK 07/29/2022 KK													

NASSAU COUNTY PROPERTY										PAGE 3 of 3			4
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										587,358			
TOTAL MARKET OB/XF VALUE										70,740			
TOTAL LAND VALUE - MARKET										131,050			
TOTAL MARKET VALUE										789,148			
SOH/AGL Deduction										0			
ASSESSED VALUE										789,148			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										789,148			
TOTAL JUST VALUE										789,148			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										805,236			