

SIMMONS & CO INC
553027 US HWY 1
HILLIARD, FL 32046

32-4N-24-2020-0006-0010

NASSAU COUNTY PROPERTY VALUATION SUMMARY										PAGE 1 of 1		4					
VALUATION BY										STANDARD							
Tax Group: 4					Tax Dist:												
BUILDING MARKET VALUE										802,067							
TOTAL MARKET OB/XF VALUE										35,924							
TOTAL LAND VALUE - MARKET										86,450							
TOTAL MARKET VALUE										924,441							
SOH/AGL Deduction										17,787							
ASSESSED VALUE										906,654							
TOTAL EXEMPTION VALUE										0							
BASE TAXABLE VALUE										906,654							
TOTAL JUST VALUE										924,441							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										839,517							
CALLIE KAY'S GENERAL STORE & OUTFITTERS																	
ALSO SEE ADJCNT PRCL: 32-4N-24-2020-0007-0010 @ 55																	
PERMIT NUM				DESCRIPTION				AMT				ISSUED					
20170120				REPAIR/RRF				0				06/22/2017					
R12451				REPAIR/RRF				2,000				10/01/2010					
SALES DATA																	
OFF RECORD Number			DATE			TYPE INST	Q U	V I	R S	N C	D	SALE PRICE					
2479/1303			7/14/2021			QC	U	I	11			1,072,500					
GRANTOR: 553027 HOLDINGS LLC																	
GRANTEE: SIMMONS & CO INC																	
2166/0765			12/26/2017			WD	Q	I	01			695,000					
GRANTOR: FRANKLIN MICHAEL C &																	
GRANTEE: 553027 HOLDINGS LLC																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2014;ORIG=-125,100] E51 N4 E24 S4 E5 N39 E20 N31 U6L5																	
W42 W48 D6L5 S36 S34 \$																	
UST=[YR=2002;ORIG=0,0] W52 W20 S24 E42 D6R5 S31 S3 E25 N24																	
N40 \$																	
UST=[YR=2002;ORIG=-72,24] W48 D6L5 W25 N30 E78 S24 \$																	
BAS=[YR=2002;ORIG=-45,100] E15 E30 N26 N10 W25 N3 W20 S39 \$																	
BAS=[YR=2025;ORIG=-150,30] E25 S36 W25 N6 N20 N10 \$																	
BAS=[YR=2014;ORIG=-150,66] S34 E25 N34 W25 \$																	
UAT=[YR=2007;ORIG=35,0] E24 S28 W24 N28 \$																	
AOF=[YR=2002;ORIG=59,0] N6 E18 S31 W18 N25 \$																	
CAN=[YR=2003;ORIG=-30,100] S8 E38 N34 W8 S26 W30 \$																	
CAN=[YR=2015;ORIG=-74,100] S15 E24 N15 N4 W24 S4 \$																	
ND LUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
86,450																	
Common: 86,450																PRINTED 07/30/2025 BY SYS	