LOT 7 W OF HWY
IN OR 2479/1301
EX S-5

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

2025

32-4N-24-2020-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

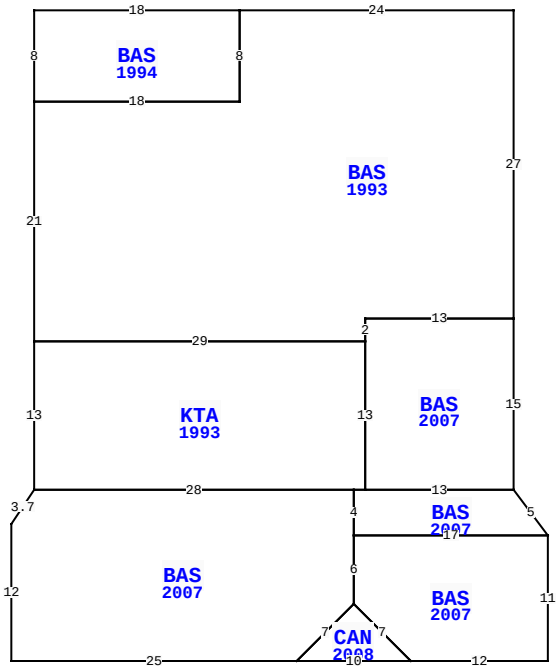
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	30	VINYL 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
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	1,048	100	1993	1,048	92,976
BAS	144	100	1994	144	12,775
BAS	62	100	2007	62	5,500
BAS	175	100	2007	175	15,526
BAS	195	100	2007	195	17,300
BAS	435	100	2007	435	38,592
CAN	25	30	2008	8	710
KTA	377	110	1993	415	36,817
TOTALS	2,461			2,482	220,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,482	96.3585	134.42	333,630	1954	1994	0	0	0	34.00	66.00

1 RETAILSTOR – 0% - 0 Heated Area: 2436 HX Base Yr



552995 US HWY 1, HILLIARD

BLD DATE	04/16/2025	KW	LGL DATE	
XF DATE	04/16/2025	KW	LAND DATE	10/02/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	220,196
TOTAL MARKET OB/XF VALUE	7,451
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	244,447
SOH/AGL Deduction	0
ASSESSED VALUE	244,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,447
TOTAL JUST VALUE	244,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,209

CALLIE KAY'S GENERAL STORE + DELI

ALSO SEE ADJCNT PRCL 32-4N-24-2020-0006-0010 @ 553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046618	NEW CONSTR	800	01/07/2004
B0311053	NEW CONSTR	105,000	01/04/2003
B029927	FOUNDATION	8,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1301	7/14/2021	QC	U	I	11	100
GRANTOR: RHODEN ARNOLD L JR &						
GRANTEE: SIMMONS & CO INC						
2191/0673	3/14/2018	WD	U	I	40	170,000
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: RHODEN ARNOLD LEWIS						

BUILDING NOTES

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	0424	CL FNC 6'	0	0	0	0	172.00	LF	20.00	20.00	100	2002	2002	3	55	1,892	
2	0811	CONCRETE B	0	0	0	0	947.00	SF	5.20	5.20	100	2004	2004	3	83	4,087	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2004	2004	3	87	109	
4	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2004	2004	3	21	756	
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	100	2000	2000	3	48	607	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 S8 W18 S21 E29 N2 E13 N27 $
BAS=[YR=2007;ORIG=-42,42] D3L2 S12 E25 U5R5 N6 N4 W28 $
KTA=[YR=1993;ORIG=-42,29] S13 E28 E1 N13 W29 $
BAS=[YR=2007;ORIG=0,42] N15 W13 S2 S13 E13 $
BAS=[YR=2007;ORIG=-9,57] E12 N11 W17 S6 D5R5 $
BAS=[YR=1994;ORIG=-24,0] W18 S8 E18 N8 $
BAS=[YR=2007;ORIG=3,46] U4L3 W13 W1 S4 E17 $
CAN=[YR=2008;ORIG=-19,57] E10 U5L5 D5L5 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,451

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	CI	0.00	0.00	0.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	16,800							

REVIEW DATE 04/16/2025 BY KW Total Acres: 0.48 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 07/30/2025 BY SYS