

PT OF LOTS 3 & 4 (S-1)
IN OR 1992/597
EX S-1 OF LOT 4

RADHERADHE LLC
552428 US HWY 1
HILLIARD, FL 32046

2026

05-3N-24-2360-0003-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	01	MINIMUM 50			
Interior Wall	03	PLASTER 50			
Interior Floor	11	CLAY TILE 60			
Interior Floor	07	CORK/VTILE 40			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		9 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	2100	RESTAURANTS/CAFE			
MAP NUM		MKT AREA		09	
NEIGHBORHOOD/LOC	9002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	1993	760	27,010
BAS	182	100	1994	182	6,468
BAS	91	100	2006	91	3,234
BAS	247	100	2007	247	8,778
CAN	644	30	1993	193	6,859
TOTALS	1,924			1,473	52,350

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2101	04	1,473	99.4140	177.70	261,752	1958	1958	0	0	0 80.00	20.00
1 RSTARANT 1 0% - 0											
Heated Area: 1280 HX Base Yr											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 4							Tax Dist:					
BUILDING MARKET VALUE							52,350					
TOTAL MARKET OB/XF VALUE							2,058					
TOTAL LAND VALUE - MARKET							107,811					
TOTAL MARKET VALUE							162,219					
SOH/AGL Deduction							85,095					
ASSESSED VALUE							77,124					
TOTAL EXEMPTION VALUE							0					
BASE TAXABLE VALUE							77,124					
TOTAL JUST VALUE							162,219					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							159,217					
ALSO SEE PRCL 05-3N-24-2360-0004-0010												
THIS BLDG (FORMER DINER) ATTACHED TO HOLIDAY TERRA												
MISC CC & ASPHALT NO VALUE												