BLOCK 1 PT OF LOTS 1 & 2
IN OR 2539/882
TOWN OF HILLIARD

MOUNTJOY REAL ESTATE LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

08-3N-24-2380-0001-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

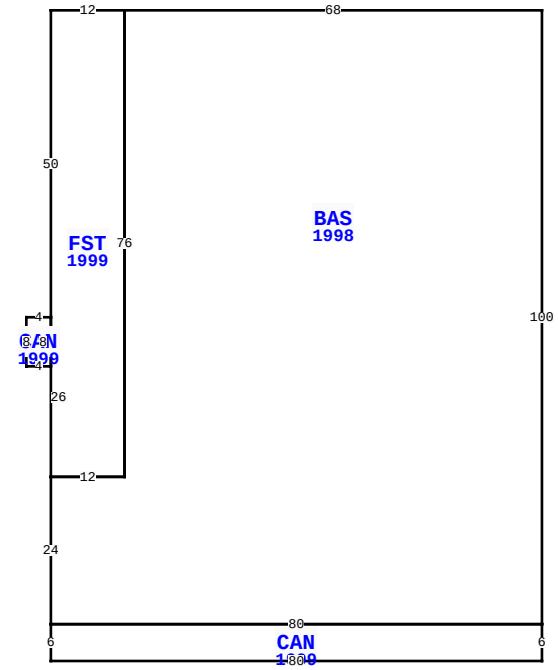
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,088	100	1998	7,088	529,065
CAN	32	30	1999	10	747
CAN	480	30	1999	144	10,748
FST	912	50	1999	456	34,037
TOTALS	8,512			7,698	574,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	7,698	70.0500	103.67	798,052	1998	1998	0	0	0	28.00	72.00

1 RETAILSTOR 0% - 2023 Heated Area: 7088 HX Base Yr



551513 US HWY 1, HILLIARD

BLD DATE	11/07/2025 KW	LGL DATE	
XF DATE	11/07/2025 KW	LAND DATE	02/05/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	574,597
TOTAL MARKET OB/XF VALUE	19,826
TOTAL LAND VALUE - MARKET	179,025
TOTAL MARKET VALUE	773,448
SOH/AGL Deduction	130,367
ASSESSED VALUE	643,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	643,081
TOTAL JUST VALUE	773,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	584,619

NAPA AUTO PARTS STORE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120017	SIGN	2,400	02/27/2012
20110246	SIGN	2,400	10/19/2011
9805085	NEW CONSTR	0	05/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0882	2/01/2022	WD	Q	I	01	700,000
GRANTOR: JOHNSON FLEET AND FAR						
GRANTEE: MOUNTJOY REAL ESTAT						
1717/0603	12/28/2010	WD	U	I	37	290,000
GRANTOR: TINDALL JO ANN						
GRANTEE: JOHNSON'S MANAGEMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W68 FST=[YR=1999] W12 S50 CAN=[YR=1999] W4 S8 E4 N8$ S26 E12 N76$ S76 W12 S24 CAN=[YR=1999] S6 E80 N6 W80$ E80 N100$.

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	0803	ASPHALT C	0	0	0	0	16,526.00	SF	2.00	2.00	100	1998	1998	3	50	16,526	
2	0812	CONCRETE C	0	0	0	0	730.00	SF	4.00	4.00	100	1998	1998	3	72	2,102	
4	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	100	1998	1998	3	72	1,198	

LAND DESCRIPTION

TOTAL OB/XF 19,826

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	C-1	-150.00	341.00	51,150.00	SF		1.00	1.00	1.00	3.50	3.50	179,025							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 179,025 Market: 0 Agricultural: 0 Common: 179,025 PRINTED 07/09/2026 BY SYS