BLOCK 9 PT OF LOTS 1 2 3 4
IN OR 1329/1415
(EX PT IN OR 2555/1643)

L & B LANDS INC/
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

2026

08-3N-24-2380-0009-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	00	QUALITY Level 03
Occupancy	00	0 100

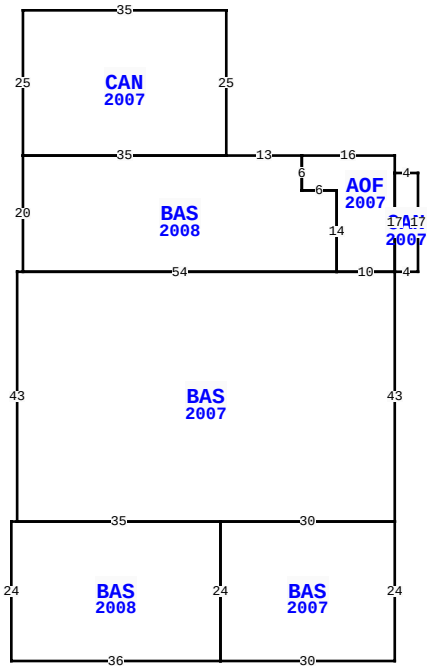
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	236	185	2007	437	15,778
BAS	720	100	2007	720	25,996
BAS	2,795	100	2007	2,795	100,914
BAS	864	100	2008	864	31,195
BAS	1,044	100	2008	1,044	37,694
CAN	68	30	2007	20	722
CAN	875	30	2007	262	9,460
TOTALS	6,602			6,142	221,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	6,142	79.5678	72.21	443,514	1951	1951	0	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 5659 HX Base Yr



37511 W FIRST ST, HILLIARD

BLD DATE	12/27/2024	KWX	LGL DATE	
XF DATE			LAND DATE	05/13/2026 DC
INC DATE			AG DATE	

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	0812	CONCRETE C	0	0	0	0	12,533.00	SF	2.00	2.00	100	1980	1980	3	29	7,269	
2	0462	ST/AL FNC	0	0	0	0	345.00	SF	10.00	10.00	100	2007	2007	3	40	1,380	
3	0418	EXHST FAN	2	0	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	24	96	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2008	2008	3	69	311	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1970	1970	3	20	90	
6	0681	POLE SHED	2	0	23	7	161.00	SF	15.00	15.00	100	2001	2001	3	27	652	
7	0681	POLE SHED	2	0	9	6	54.00	SF	15.00	15.00	100	2001	2001	3	27	219	
8	0810	CONCRETE A	0	0	23	11	253.00	SF	6.50	6.50	100	2007	2007	3	86	1,414	
9	1123	CB 8"	0	0	46	6	276.00	SF	6.15	6.15	100	2007	2007	3	86	1,460	
10	0351	CARPORT MT	0	0	20	16	320.00	SF	6.60	6.60	100	2018	2018	3	74	1,563	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	502,819
TOTAL MARKET OB/XF VALUE	14,654
TOTAL LAND VALUE - MARKET	266,090
TOTAL MARKET VALUE	783,563
SOH/AGL Deduction	223,905
ASSESSED VALUE	559,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	559,658
TOTAL JUST VALUE	783,563
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700,904

BOTH BLDGS ARE ATTACHED TOGETHER

HARVEST CHURCH OF HILLIARD @ 37601 W FIRST ST/ SPI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210039	CELL TOWER	120,000	03/02/2021
B0901015	SIGN	2,000	01/22/2009
B0901009	ADDITION	500	01/13/2009
M0901014	H/AC	9,000	01/13/2009
0704061	ADDITION	55	04/25/2007
0704056	SIGN	700	04/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1415	6/30/2005	WD	Q	I		250,000
GRANTOR: GUYNN TROY L & CLARA						
GRANTEE: L & B LANDS INC						
0236/0065	2/21/1977	WD	U	V		14,000
GRANTOR: CHARLES E STEWART DEV						
GRANTEE: GUYNN TROY L & CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=-35,45] W1 S43 E35 E30 N43 W10 W54 $
BAS=[YR=2008;ORIG=-35,25] S20 E54 N14 W6 N6 W13 W35 $
CAN=[YR=2007;ORIG=0,0] W35 S25 E35 N25 $
BAS=[YR=2008;ORIG=-36,88] W1 S24 E36 N24 W35 $
BAS=[YR=2007;ORIG=-1,88] S24 E30 N24 W30 $
AOF=[YR=2007;ORIG=13,25] S6 E6 S14 E10 N17 N3 W16 $
CAN=[YR=2007;ORIG=29,45] E4 N17 W4 S17 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,454

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	0.00	0.00	118,262.00	SF		1.00	1.00	0.50	4.50	2.25	266,090							

REVIEW DATE 12/27/2024 BY KWX Total Acres: 0.00 Total Land Value: 266,090 Market: 0 Agricultural: 0 Common: 266,090 PRINTED 07/09/2026 BY SYS

BLOCK 9 PT OF LOTS 1 2 3 4
IN OR 1329/1415
(EX PT IN OR 2555/1643)

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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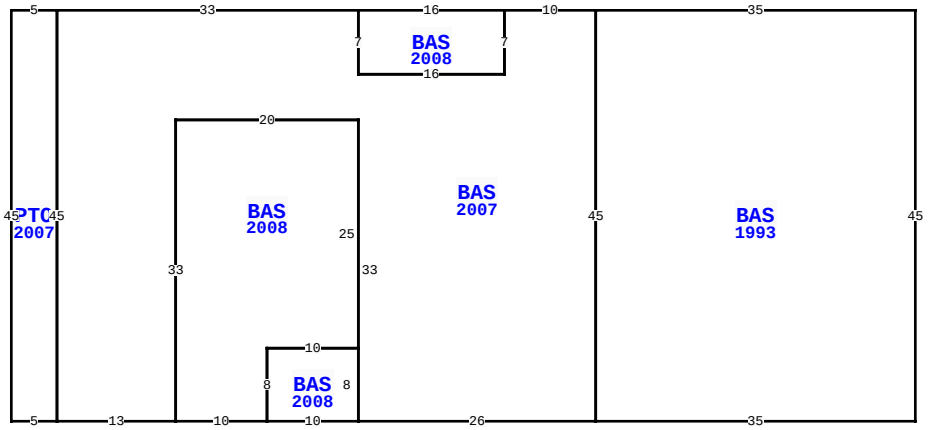
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	03	CONC FINSH 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Common Wall		7 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	00	QUALITY Level 03
Occupancy	00	
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	1,575	100	1993	1,575	104,380
BAS	1,883	100	2007	1,883	124,791
BAS	80	100	2008	80	5,302
BAS	112	100	2008	112	7,422
BAS	580	100	2008	580	38,438
PTO	225	5	2007	11	729
TOTALS	4,455			4,241	281,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	4,241	91.6854	101.77	431,607	1984	1994	0	0	0	34.88	65.12

2 NBHD SHOP 0% - 0 Heated Area: 4230 HX Base Yr



37511 W FIRST ST, HILLIARD

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ASSESSED VALUE	559,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	559,658
TOTAL JUST VALUE	783,563
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0702038	ELEC OTHER	300	03/06/2007
0702037	REMODEL	0	02/23/2007
0702027	OTHER	0	02/20/2007
0610135	ADDITION	25,000	09/19/2006
0701006	ADDITION	0	09/19/2006
0701020	MECH OTHER	129	09/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1415	6/30/2005	WD	Q	I		250,000
GRANTOR: GUYNN TROY L & CLARA						
GRANTEE: L & B LANDS INC						
0236/0065	2/21/1977	WD	U	V		14,000
GRANTOR: CHARLES E STEWART DEV						
GRANTEE: GUYNN TROY L & CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 BAS=[YR=2007] W10 BAS=[YR=2008]
W16S7E16N7$S7W16N7W33 PTO=[YR=2007] W5S45E5N45$S45E13
BAS=[YR=2008] E10BAS=[YR=2008] E10N8W10S8$
N8E10N25W20S33$N33E20S33E26N45 $S45E35N45$.

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
11	4950	BOLLARD	1	0	0	0	2.00	UT	100.00	100.00	100	2020	2020	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/27/2024 BY KWX Total Acres: 0.00 Total Land Value: 266,090 Market: 0 Agricultural: 0 Common: 266,090 PRINTED 07/09/2026 BY SYS