BLOCK 9 LOT PT OF LOT 4
IN OR 1351/1967
TOWN OF HILLIARD

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

2026

08-3N-24-2380-0009-0045

BUILDING CHARACTERISTICS

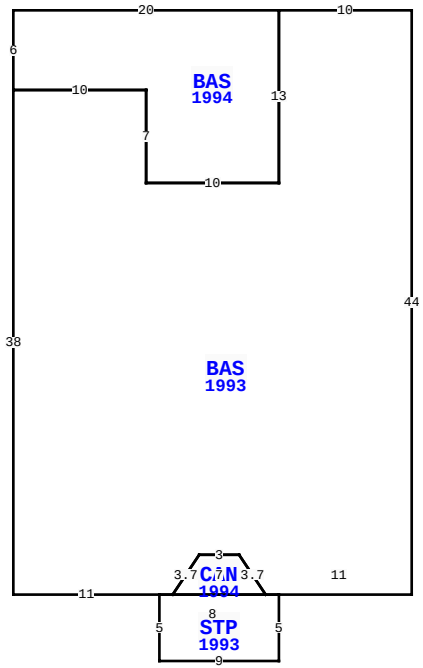
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,115	100	1993	1,115	77,679
BAS	190	100	1994	190	13,237
CAN	15	30	1994	4	278
STP	45	10	1993	4	278
TOTALS	1,365			1,313	91,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,313	86.3730	127.83	167,841	1942	1990	0	0	0	45.50	54.50

1 RETAILSTOR 0% - 0 Heated Area: 1305 HX Base Yr



551681 US HWY 1, HILLIARD

BLD DATE	07/22/2020	KKA	LGL DATE	
XF DATE	07/22/2020	KKA	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	91,473
TOTAL MARKET OB/XF VALUE	51
TOTAL LAND VALUE - MARKET	16,875
TOTAL MARKET VALUE	108,399
SOH/AGL Deduction	8,006
ASSESSED VALUE	100,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,393
TOTAL JUST VALUE	108,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1967	9/22/2005	WD	Q	I		65,000
GRANTOR: REEVES PRESTON HEATIN						
GRANTEE: L & B LANDS INC						
0877/1259	4/06/1999	WD	Q	I		60,000
GRANTOR: WELCH THOMAS L & CECE						
GRANTEE: PRESTON REEVES HEAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=1994] W20 S6 E10 S7 E10 N13$ S13 W10 N7 W10 S38 E11 STP=[YR=1993] S5 E9 N5 W1 CAN=[YR=1994] U3 L2 W3 D3 L2 E7 $ W8$ E1 U3 R2 E3 D3 R2 E11 N44$.

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	1126	CB/STC 8"	0	0	0	0	32.00	SF	8.00	8.00	100	1970	1970	3	20	51	

LAND DESCRIPTION

TOTAL OB/XF 51

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	- 50.00	75.00	3,750.00	SF		1.00	1.00	1.00	4.50	4.50	16,875							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 16,875 Market: 0 Agricultural: 0 Common: 16,875 PRINTED 07/09/2026 BY SYS