BLK 11 PT LOT 1 & 4
IN OR 2851/1520
COV & REST IN OR 2851/1524

MCDONALDS USA LLC
C/O DIRECTOR US LEGAL DEPARTME, 110 N CARPENTER ST
CHICAGO, IL 60607-2101

2026

08-3N-24-2380-0011-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

551731 US HWY 1, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE			LAND DATE	02/06/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	407,720
TOTAL MARKET VALUE	407,720
SOH/AGL Deduction	240,576
ASSESSED VALUE	167,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,144
TOTAL JUST VALUE	407,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0908084	DEMOLITION	0	09/30/2009
0709126	DEMOLITION	0	09/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2851/1520	3/02/2026	WD	Q	V	01	490,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: MCDONALDS USA LLC						
1878/0807	5/31/2013	WD	U	I	11	100
GRANTOR: B Y PROPERTIES INC						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		C-1	- 0.00	0.00	50,965.00	SF		1.00	1.00	1.00	8.00	8.00	407,720							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.17 Total Land Value: 407,720 Market: 0 Agricultural: 0 Common: 407,720 PRINTED 07/09/2026 BY SYS