

BLK 11 PT OF LOT 1 IN
OR 1394/1886, OR 1320/450
& OR 2615/737

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

2026

08-3N-24-2380-0011-0014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		12 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES

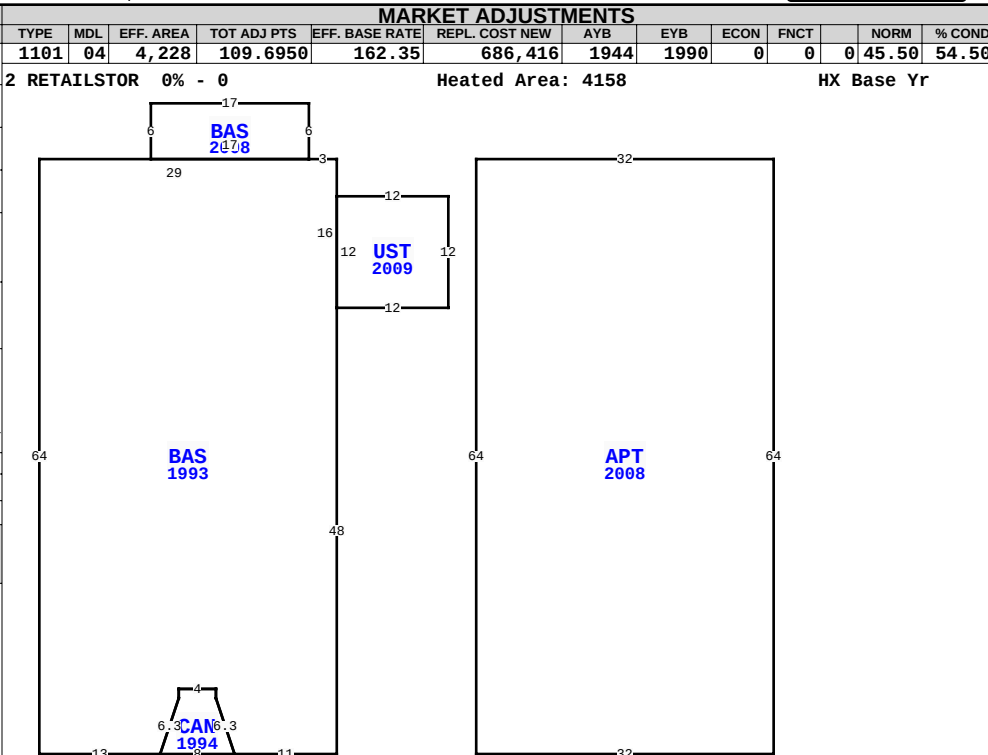
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,048	100	2008	2,048	181,209
BAS	2,008	100	1993	2,008	177,669
BAS	102	100	2008	102	9,025
CAN	40	30	1994	12	1,062
UST	144	40	2009	58	5,132

TOTALS	4,342			4,228	374,097
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	897.00	SF	5.20
2	0812	CONCRETE C	0	0	0	0	3,678.00	SF	4.00
3	0812	CONCRETE C	0	0	35	26	897.00	SF	4.00
4	0097	AWNING CN	0	0	0	0	24.00	SF	65.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0004	C-1	0.00	0.00	10,100.00



BLD DATE	01/22/2020	KKK	LGL DATE	
XF DATE			LAND DATE	02/06/2026
INC DATE			AG DATE	DC

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
1	0811	CONCRETE B	0	0	0	0	897.00	SF	5.20	5.20	100	1997	1997	3	70	3,265	
2	0812	CONCRETE C	0	0	0	0	3,678.00	SF	4.00	4.00	100	2007	2007	3	86	12,652	
3	0812	CONCRETE C	0	0	35	26	897.00	SF	4.00	4.00	100	2006	2006	3	84	3,014	
4	0097	AWNING CN	0	0	0	0	24.00	SF	65.00	65.00	100	2013	2013	3	64	998	

TOTAL OB/XF										19,929							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	001200	C	STORE COMB	0	0004	C-1	0.00	0.00	10,100.00	SF		1.00	1.00	1.00	6.25	6.25	63,125

NASSAU COUNTY PROPERTY										PAGE 1 of 2		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3										Tax Dist:		
BUILDING MARKET VALUE										607,061		
TOTAL MARKET OB/XF VALUE										19,929		
TOTAL LAND VALUE - MARKET										63,125		
TOTAL MARKET VALUE										690,115		
SOH/AGL Deduction										85,387		
ASSESSED VALUE										604,728		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										604,728		
TOTAL JUST VALUE										690,115		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										654,110		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120097	SIGN	350	06/28/2012
20100083	SIGN	500	07/20/2010
20100062	OTHER	0	05/28/2010
20100061	ELEC OTHER	0	05/26/2010
B0906064	XFOB	0	06/10/2009
070817	REMODEL	0	01/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2615/0737	5/16/2022	WD	U	I	11	100	
GRANTOR: GUYNN CLARA N							
GRANTEE: L & B LANDS INC							
1394/1886	3/10/2006	WD	U	I	19	50,000	
GRANTOR: GUYNN TROY L & CLARA							
GRANTEE: L & B LANDS INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 BAS=[YR=2008] N6 W17 S6 E17\$ W29 S64 E13 CAN=[YR=1994] E8 U6 L2 N1 W4 S1 D6 L2 \$ U6 R2 N1 E4 S1 D6 R2 E11 N48 UST=[YR=2009] E12 N12 W12 S12\$ N16\$ PTR= E15 APT=[YR=2008] E32 S64 W32 N64 \$ W15 \$.									

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

08-3N-24-2380-0011-0014

BUILDING CHARACTERISTICS

ELEMENTCD

CONC BLOCK 100

WOOD TRUSS 100

MODULAR MT 100

DRYWALL 100

CLAY TILE 100

FIN.SUSPD 100

CENTRAL 100

AIR DUCTED 100

9 100

MASONRY 100

9 100

5 100

2. 100

0 100

DIST HI 100

NONE 100

Quality Level 03

1200STORE/OFFICE/RES

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6002.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

APT1,37810020071,378115,394

BAS1,37810019931,378115,394

CAN44302008131,089

PTO176519939754

STR401020074335

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

1101042,782113.1624167.48465,9291924198000050.0050.00

3 RETAILSTOR0%-0Heated Area: 2756HX Base Yr

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE607,061

TOTAL MARKET OB/XF VALUE19,929

TOTAL LAND VALUE - MARKET63,125

TOTAL MARKET VALUE690,115

SOH/AGL Deduction85,387

ASSESSED VALUE604,728

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE604,728

TOTAL JUST VALUE690,115

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE654,110

PERMIT NUMDESCRIPTIONAMTISSUED

0601024DEMOLITION001/30/2006

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / V / I / RSN CD SALE PRICE

2615/07375/16/2022WDUUI11100

GRANTOR: GUYN CLARA N

GRANTEE: L & B LANDS INC

1394/18863/10/2006WDUUI1950,000

GRANTOR: GUYN TROY L & CLARA

GRANTEE: L & B LANDS INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 PTO=[YR=1993] N8 W22 S8 E22 \$ W22 S53 E26
N53 \$ PTR= E15 APT=[YR=2007] S53E26N53W1 CAN=[YR=2008]
N4W11S4E11\$W11STR=[YR=2007] N4W10S4E10\$W14\$ W15\$.

EXTRA FEATURES

551713 US HWY 1, HILLIARD

BLD DATEXF DATEINC DATE

01/22/2020KKA

LGL DATELAND DATEAG DATE

02/06/2026DC

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 63,125Market: 0Agricultural: 0Common: 63,125

PRINTED 07/09/2026 BY SYS