

BLK 11 PT OF LOT 1 IN
OR 1553/683
TOWN OF HILLIARD S/D PBK 1-28

GUYN N CLARA N EST
PO BOX 777
HILLIARD, FL 32046-0777

2026

08-3N-24-2380-0011-0016



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																									
Exterior Wall	20	FACE BRICK 70	2101	04	2,702	82.4345	147.35	398,140	1980	1980	0	0	72.00	28.00	VALUATION BY																								
Exterior Wall	05	AVERAGE 30	1 RSTARANT 1 0% - 0												Heated Area: 2513												HX Base Yr												
Roof Structure	04	WOOD TRUSS 100														Tax Group: 3												Tax Dist:											
Roof Cover	03	COMP SHNGL 50														BUILDING MARKET VALUE												111,479											
Roof Cover	04	BUILT-UP 50														TOTAL MARKET OB/XF VALUE												8,948											
Interior Wall	02	WALL BD/WD 70														TOTAL LAND VALUE - MARKET												56,875											
Interior Wall	06	CUST PANEL 30														TOTAL MARKET VALUE												177,302											
Interior Floor	07	CORK/VTILE 100														SOH/AGL Deduction												57,287											
Ceiling	02	F.NOT SUS 100														ASSESSED VALUE												120,015											
Air Condition	03	CENTRAL 100														TOTAL EXEMPTION VALUE												0											
Heating Type	04	AIR DUCTED 100														BASE TAXABLE VALUE												120,015											
Fixtures	14	100														TOTAL JUST VALUE												177,302											
Frame	03	MASONRY 100	NCON VALUE												0																								
Story Height	9	100	INCOME VALUE												162,822																								
RMS	5	100	PREVIOUS YEAR MKT VALUE																																				
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	03	DIST HI 100																																					
Quackancy	00	ONEI190Level 02																																					
DOR CODE	2100	RESTAURANTS/CAFE																																					
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	1,955	100	1993	1,955	80,659																																		
BAS	558	100	2008	558	23,022																																		
CAN	108	30	1994	32	1,320																																		
CAN	168	30	1994	50	2,063																																		
CAN	90	30	2007	27	1,114																																		
CAN	100	30	2007	30	1,238																																		
FST	100	50	2007	50	2,063																																		
TOTALS	3,079			2,702	111,479																																		
EXTRA FEATURES					551705 US HWY 1, HILLIARD										BLD DATE 01/14/2020 KKA LGL DATE 02/06/2026 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	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40																							
2	0812	CONCRETE C	0	0	0	0	5,290.00	SF	4.00	4.00	100	1980	1980	3	29	6,136																							
3	0964	HALON SYST	0	0	12	3	36.00	SF	50.00	50.00	100	2000	2000	3	75	1,350																							
4	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2000	2000	3	81	122																							
5	0443	STK FNC 6'	0	0	0	0	46.00	LF	10.00	10.00	100	2007	2007	3	24	110																							
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2007	2007	3	66	594																							
7	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2007	2007	3	24	192																							
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	26	404																							
TOTAL OB/XF 8,948																																							
LAND DESCRIPTION																																							
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	002100	C	RESTAURANT	0	0004	C-1	91.00	100.00	9,100.00	SF		1.00	1.00	1.00	6.25	6.25	56,875																						
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 56,875 Market: 0 Agricultural: 0 Common: 56,875 PRINTED 07/09/2026 BY SYS																																							