BLOCK 13 PT OF LOT 4
IN OR 2715/333
TOWN OF HILLIARD

551769 LHM LLC
8405 PAPELON WAY
JACKSONVILLE, FL 32217

2026

08-3N-24-2380-0013-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	00	QWERTYCCEW 100 03

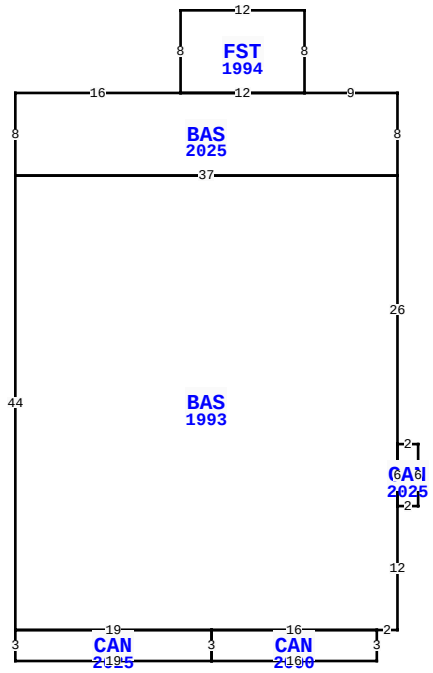
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	1993	1,628	79,883
BAS	296	100	2025	296	14,524
CAN	48	30	2000	14	687
CAN	12	30	2025	4	196
CAN	57	30	2025	17	834
FST	96	50	1994	48	2,355
TOTALS	2,137			2,007	98,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	2,007	110.5146	163.56	328,265	1965	1985	0	0	20	50.00	30.00

1 RETAILSTOR 0% - 2025 Heated Area: 1924 HX Base Yr



551769 US HWY 1, HILLIARD

BLD DATE	03/17/2025	REA	LGL DATE		
XF DATE			LAND DATE	05/14/2026	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,480
TOTAL MARKET OB/XF VALUE	15,054
TOTAL LAND VALUE - MARKET	173,220
TOTAL MARKET VALUE	286,754
SOH/AGL Deduction	74,597
ASSESSED VALUE	212,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,157
TOTAL JUST VALUE	286,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,870

12/2023 CYCLOMEDIA PIC: SHOWS DBA: SEAGLASS SMOKE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190090	REPAIR/RRF	0	04/19/2019
20120084	REMODEL	580	05/31/2012
20120003	SIGN	500	01/05/2012
20100056	SIGN	2,700	04/27/2010
20100055	ELEC OTHER	0	04/25/2010
0706077	ELEC OTHER	300	06/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/333	5/17/2024	SW	U	I	40	190,000
GRANTOR: LL PROPERTIES OF HILL						
GRANTEE: 551769 LHM LLC						
2423/1689	1/07/2021	WD	U	I	30	185,000
GRANTOR: LOYD FRANKLIN E & FRA						
GRANTEE: LL PROPERTIES OF HI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,8] W37 S44 E19 E16 E2 N12 N6 N26 $
FST=[YR=1994;ORIG=-9,0] N8 W12 S8 E12 $
CAN=[YR=2025;ORIG=-18,52] W19 S3 E19 N3 $
CAN=[YR=2000;ORIG=-18,52] S3 E16 N3 W16 $
CAN=[YR=2025;ORIG=0,34] E2 S6 W2 N6 $
BAS=[YR=2025;ORIG=-37,8] E37 N8 W9 W12 W16 S8 $
.

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	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	1980	1980	3	42	168	
2	0803	ASPHALT C	0	0	0	0	14,125.00	SF	2.00	2.00	100	1980	1980	3	50	14,125	
3	0810	CONCRETE A	0	0	0	0	102.00	SF	6.50	6.50	100	1980	1980	3	29	192	
4	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	100	2000	2000	3	45	569	

LAND DESCRIPTION

TOTAL OB/XF 15,054

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	28,870.00	SF		1.00	1.00	1.00	6.00	6.00	173,220							

REVIEW DATE 04/16/2025 BY KW Total Acres: 0.66 Total Land Value: 173,220 Market: 0 Agricultural: 0 Common: 173,220 PRINTED 07/09/2026 BY SYS