BLOCK 14 LOT 3 & PT LOT 2(S-3)
IN OR 569 PG 155
(EX S-1 OF LOT 3)

WAINRIGHT MARION J & DIANNE &/THIGPEN KAREN & TERR
PO BOX 250
HILLIARD, FL 32046

2026

08-3N-24-2380-0014-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

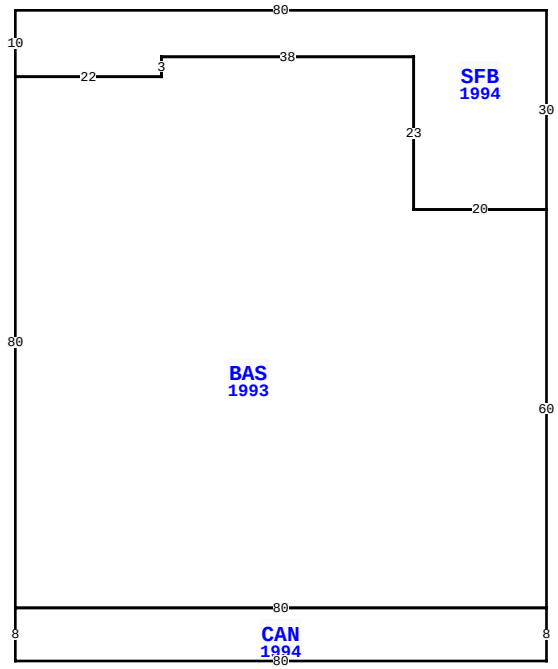
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		14 100
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	6,114	100	1993	6,114	471,329
CAN	640	30	1994	192	14,801
SFB	1,086	80	1994	869	66,991
TOTALS	7,840			7,175	553,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	7,175	100.1700	148.25	1,063,694	1989	1989	0	0	0	48.00	52.00

1 RETAILSTOR 0% - 0 Heated Area: 6983 HX Base Yr



551770 US HWY 1, HILLIARD

BLD DATE	06/10/2020 KKA	LGL DATE	
XF DATE		LAND DATE	05/14/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	553,121
TOTAL MARKET OB/XF VALUE	35,408
TOTAL LAND VALUE - MARKET	215,880
TOTAL MARKET VALUE	804,409
SOH/AGL Deduction	122,262
ASSESSED VALUE	682,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	682,147
TOTAL JUST VALUE	804,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	727,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0569/0155	5/03/1989	WD	Q	V	06	40,000

GRANTOR: WAINRIGHT M J & D D

GRANTEE: WAINRIGHT & THIGPEN

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1994] W80 S10 BAS=[YR=1993] S80 CAN1994 =S8 E80 N8 W80 $ E80 N60 W20 N23 W38 S3 W22 $ E22 N3 E38 S23 E20 N30 $.

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	0812	CONCRETE C	0	0	0	0	15,612.00	SF	4.00	4.00	100	1989	1989	3	52	32,473	
2	0443	STK FNC 6'	0	0	0	0	167.00	LF	10.00	10.00	100	1989	1989	3	20	334	
3	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1989	1989	3	25	225	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1989	1989	3	24	144	
5	0400	CONC CURB	0	0	0	0	240.00	LF	15.00	15.00	100	1989	1989	3	62	2,232	

LAND DESCRIPTION

TOTAL OB/XF 35,408

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	35,980.00	SF		1.00	1.00	1.00	6.00	6.00	215,880							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.83 Total Land Value: 215,880 Market: 0 Agricultural: 0 Common: 215,880 PRINTED 07/09/2026 BY SYS