

BLOCK 18 E 190 FT OF N 200FT
LOT 3, W 80FT OF N 200FT LOT 4
IN OR 2773/1151

HOLLEY CAPITAL LLC
PO BOX 940
HILLIARD, FL 32046

2026

08-3N-24-2380-0018-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height		13 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,145	100	1994	1,145	62,764
BAS	744	100	1994	744	40,782
BAS	1,674	100	1994	1,674	91,761
CAN	69	30	1994	21	1,151
CAN	756	30	2026	227	12,443
TOTALS	4,388			3,811	208,900

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	10,695.00	SF	4.00	4.00	
2	0803	ASPHALT C	0	0	0	0	12,553.00	SF	2.00	2.00	
3	0351	CARPORT MT	0	0	24	24	576.00	SF	10.00	10.00	
6	0351	CARPORT MT	0	0	58	24	1,392.00	SF	10.00	10.00	
7	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	
8	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	
10	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	
11	0443	STK FNC 6'	0	0	0	0	200.00	LF	10.00	10.00	
12	0424	CL FNC 6'	0	0	0	0	360.00	LF	20.00	20.00	
13	0466	FNC GT 20'	0	0	0	0	2.00	UT	600.00	600.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002500	C	SRVC SHOPS	0	0004	C-1	200.00	270.00	54,000.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	04	3,811	67.8688	61.59	234,719	1963	2010	0	0	11.00	89.00
1 SERV SHOP 0% - 2026 Heated Area: 3563 HX Base Yr											
551894 US HWY 1, HILLIARD											
BLD DATE 12/05/2025 KW LGL DATE 05/14/2026 DC XF DATE 12/05/2025 KWA LAND DATE INC DATE AG DATE											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002500	C	SRVC SHOPS	0	0004	C-1	200.00	270.00	54,000.00	SF	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002500	C	SRVC SHOPS	0	0004	C-1	200.00	270.00	54,000.00	SF	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 3											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 208,900											
TOTAL MARKET OB/XF VALUE 45,562											
TOTAL LAND VALUE - MARKET 216,000											
TOTAL MARKET VALUE 470,462											
SOH/AGL Deduction 0											
ASSESSED VALUE 470,462											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 470,462											
TOTAL JUST VALUE 470,462											
NCON VALUE 10,892											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 372,058											

HOLLEY OUTDOOR POWER EQUIPMENT (SERVICE/SALES)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210026	NEW ROOF	6,500	02/17/2021
20100082	ELEC OTHER	0	07/12/2010
9002008	TANKS/BLRS	43,397	02/05/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2773/1151	3/06/2025	SW	Q	I	01	500,000	
GRANTOR: GC TIRE COMPANY INC							
GRANTEE: HOLLEY CAPITAL LLC							
2537/1434	2/08/2022	SW	Q	I	01	225,000	
GRANTOR: EDE REAL PROPERTY INV							
GRANTEE: GC TIRE COMPANY INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994;ORIG=0,0] W4 W27 S31 S23 E31 N54 \$											
AOF=[YR=1994;ORIG=-55,31] W30 S22 E28 N2 E20 D3R6 N23 W24 \$											
CAN=[YR=2026;ORIG=-4,-21] W36 S21 E9 E27 N21 \$											
BAS=[YR=1994;ORIG=-31,0] W9 W15 S31 E24 N31 \$											
CAN=[YR=1994;ORIG=-57,53] S1 E26 U3L6 W20 S2 \$											