BLOCK 19 PT OF LOTS 1 & 4
IN OR 2468/1660
TOWN OF HILLIARD

TUFFY PROPERTIES LLC
3546 RICHMOND ST
JACKSONVILLE, FL 32205

2026

08-3N-24-2380-0019-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

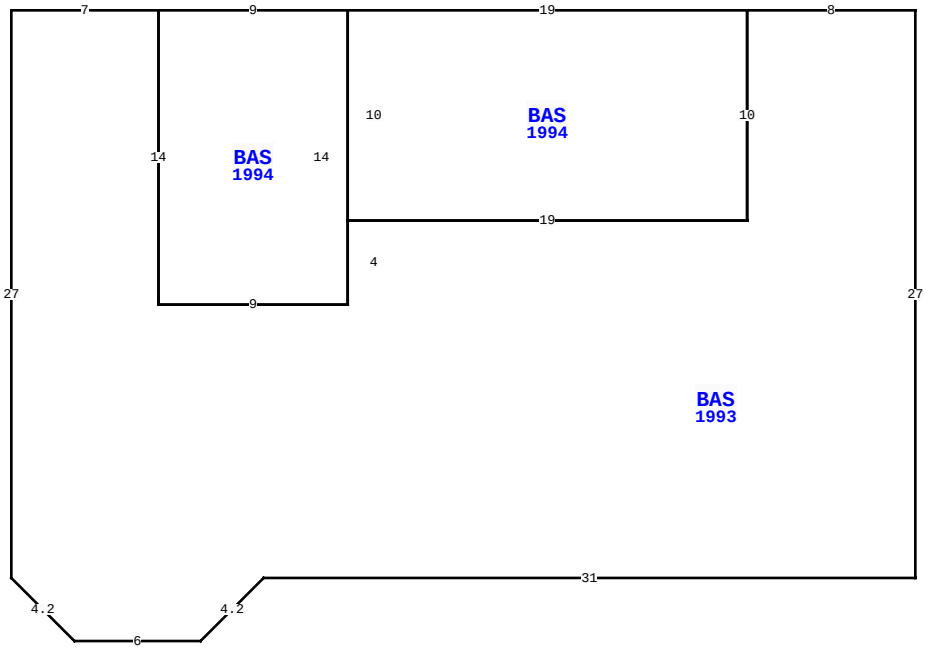
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 80
Roof Cover	10	WD SHINGLE 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
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	872	100	1993	872	30,251
BAS	126	100	1994	126	4,371
BAS	190	100	1994	190	6,591
TOTALS	1,188			1,188	41,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	1,188	126.1050	165.20	196,258	1955	1975	0	0	0	79.00	21.00

1 CONVESTORE 0% - 0 Heated Area: 1188 HX Base Yr



551943 US HWY 1, HILLIARD

BLD DATE	05/26/2021 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,214
TOTAL MARKET OB/XF VALUE	10,261
TOTAL LAND VALUE - MARKET	96,171
TOTAL MARKET VALUE	147,646
SOH/AGL Deduction	0
ASSESSED VALUE	147,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,646
TOTAL JUST VALUE	147,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0701014	REMODEL	500	01/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1660	6/08/2021	SW	Q	I	01	160,000
GRANTOR: FRANKLIN BOBBY						
GRANTEE: TUFFY PROPERTIES LL						
2478/0049	7/14/2020	WD	U	I	11	100
GRANTOR: SMITH ROLAND H & GENE						
GRANTEE: FRANKLIN BOBBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 BAS=[YR=1994] W19 BAS=[YR=1994] W9
S14E9N14$S10E19N10$ S10W19S4W9N14W7S27 D3 R3 E6 U3 R3 E31
N27$.

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	0803	ASPHALT C	0	0	0	0	7,609.00	SF	2.00	2.00	20	1955	1955	3	20	3,044	
2	0524	PUMP ISLND	0	0	20	4	80.00	SF	4.50	4.50	20	1980	1980	3	20	72	
3	0812	CONCRETE C	0	0	0	0	3,273.00	SF	4.00	4.00	20	1955	1955	3	20	2,618	
4	0400	CONC CURB	0	0	0	0	144.00	LF	15.00	15.00	100	1955	1955	3	20	432	
5	4310	CANOPIES F	0	0	30	30	900.00	UT	22.75	22.75	100	1993	1993	3	20	4,095	

LAND DESCRIPTION

TOTAL OB/XF 10,261

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	001410	C	CONV STORE	0	0004	C-1 -	0.00	0.00	21,982.00	SF		1.00	1.00	1.25	3.50	4.38	96,171							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 96,171 Market: 0 Agricultural: 0 Common: 96,171 PRINTED 07/09/2026 BY SYS