BLOCK 166 LOTS 8-12 EX R/W
IN OR 2463/1983
TOWN OF HILLIARD & PT CLOSED ALL

JAY KAIVAL MEERA LLC/
111 S IRWIN AVE
OCILLA, GA 31774

2026

08-3N-24-2380-0166-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 90
Interior Floo	07	CORK/VTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	25	. 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

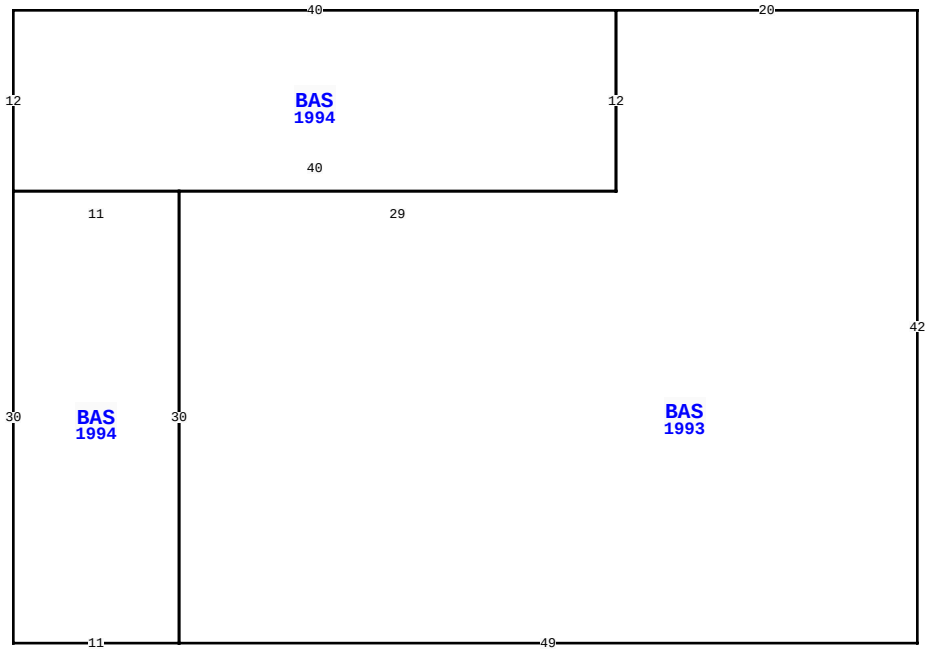
DOR CODE 1410 CONVENIENCE STORES
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1993	1,710	119,623
BAS	330	100	1994	330	23,085
BAS	480	100	1994	480	33,578
TOTALS	2,520			2,520	176,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,520	113.6200	148.84	375,077	1979	1987	0	0	0	53.00	47.00

1 CONVESTORE 0% - 0 Heated Area: 2520 HX Base Yr



15807 CR 108, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,286
TOTAL MARKET OB/XF VALUE	17,011
TOTAL LAND VALUE - MARKET	94,534
TOTAL MARKET VALUE	287,831
SOH/AGL Deduction	0
ASSESSED VALUE	287,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,831
TOTAL JUST VALUE	287,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0798	REPAIR/RRF	3,600	11/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/1983	5/05/2021	SW	U	I	11	100
GRANTOR: PATEL ANIL						
GRANTEE: JAY KAIVAL MEERA LL						
1816/0474	9/26/2012	WD	Q	I	02	350,000
GRANTOR: GRIFFIS INC						
GRANTEE: PATEL ANIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=1994] W40 S12 BAS=[YR=1994] S30 E11 N30 W11$ E40 N12$ S12 W29 S30 E49 N42$.

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	9,044.00	SF	4.00	4.00	100	1980	1980	3	29	10,491	
2	0524	PUMP ISLND	0	0	4	8	32.00	SF	4.50	4.50	100	1988	1988	3	82	118	
3	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	1995	1995	3	100	2,500	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1988	1988	3	24	373	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1988	1988	3	24	216	
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
7	0810	CONCRETE A	0	0	0	0	336.00	SF	6.50	6.50	100	1979	1979	3	28	612	
8	4310	CANOPIES F	0	0	24	24	576.00	UT	22.75	22.75	100	1993	1993	3	20	2,621	

LAND DESCRIPTION

TOTAL OB/XF 17,011

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	CN -	125.00	125.00	17,188.00	SF		1.00	1.00	1.00	5.50	5.50	94,534							

REVIEW DATE 10/30/2024 BY DC Total Acres: 0.00 Total Land Value: 94,534 Market: 0 Agricultural: 0 Common: 94,534 PRINTED 07/09/2026 BY SYS