

PARCEL 28 IN SEC 9 &
PARCEL 8 IN SEC 16
IN OR 2006/1433

AMATO PROPERTIES LLC/
19 HALLS WAY SUITE 202, 5385 RIVERVIEW DR
ST AUGUSTINE, FL 32080

2026

09-3N-24-0000-0028-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	25	MOD METAL 70	1101	04	9,058	98.6208	145.96	1,322,106	2007	2007	0	0	14.00	86.00	VALUATION SUMMARY														
Exterior Wall	15	CONC BLOCK 30	2 RETAILSTOR 0% - 0													Heated Area: 9000 HX Base Yr													
Roof Structure	09	RIDGE FRME 100														VALUATION BY STANDARD													
Roof Cover	12	MODULAR MT 100														Tax Group: 3 Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 1,137,011													
Interior Floor	07	CORK/VTILE 100														TOTAL MARKET OB/XF VALUE 32,404													
Ceiling	01	FIN.SUSPD 100														TOTAL LAND VALUE - MARKET 254,992													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 1,424,407													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 128,291													
Fixtures	05	STEEL 100														ASSESSED VALUE 1,296,116													
Frame	05	STEEL 100														TOTAL EXEMPTION VALUE 0													
Story Height	15	100														BASE TAXABLE VALUE 1,296,116													
RMS	3	100	TOTAL JUST VALUE 1,424,407																										
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 1,302,343																										
Quality			03	Quality Level 03												FAMILY DOLLAR STORE													
DOR CODE			1100STORES, 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	9,000	100	2007	9,000	129,730																								
CAN	192	30	2007	58	7,281																								
TOTALS			9,192	9,058												1,137,011													
EXTRA FEATURES			551477 US HWY 1, HILLIARD												BLD DATE 02/25/2022 KK LGL DATE 02/05/2026 DC XF DATE 02/25/2022 KK INC DATE														
L N	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	15,048.00	SF	2.00	2.00	100	2007	2007	3	56	16,854													
2	0812	CONCRETE C	0	0	0	0	2,977.00	SF	4.00	4.00	100	2007	2007	3	86	10,241													
3	0400	CONC CURB	0	0	0	0	165.00	LF	15.00	15.00	100	2007	2007	3	89	2,203													
4	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	2007	2007	3	89	490													
5	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	100	2007	2007	3	100	1,300													
7	0424	CL FNC 6'	0	0	0	0	53.00	LF	20.00	20.00	100	2007	2007	3	66	700													
8	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2007	2007	3	66	594													
9	0098	AWNING MTL	0	0	0	0	7.00	SF	13.00	13.00	100	2007	2007	3	24	22													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	72,855.00	SF		1.00	1.00	1.00	3.50	3.50	254,992												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 254,992 Market: 0 Agricultural: 0 Common: 254,992 PRINTED 07/09/2026 BY SYS																													