

L & L PIRTON INC/
312 VIEW POINT PLACE
ST AUGUSTINE, FL 32080

15-3N-24-0000-0008-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	20	FACE BRICK 100								2201	04	3,090	142.6053	306.24	946,282	2000	2010	0	0	11.00	89.00	VALUATION BY								STANDARD																									
Roof Structur	10	STEEL FRME 100								1 FAST FOOD 0% - 2023										Heated Area: 3090										HX Base Yr										Tax Group: 4								Tax Dist:							
Roof Cover	02	ROLL COMP 100																		BUILDING MARKET VALUE										842,191																									
Interior Wall	05	DRYWALL 70																		TOTAL MARKET OB/XF VALUE										59,984																									
Interior Wall	08	DECORATIVE 30																		TOTAL LAND VALUE - MARKET										164,440																									
Interior Floo	11	CLAY TILE 60																		TOTAL MARKET VALUE										1,066,615																									
Interior Floo	14	CARPET 40																		SOH/AGL Deduction										0																									
Ceiling	01	FIN.SUSPD 100																		ASSESSED VALUE										1,066,615																									
Air Condition	04	ROOF TOP 100																		TOTAL EXEMPTION VALUE										0																									
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE										1,066,615																									
Fixtures	19	100																		TOTAL JUST VALUE										1,066,615																									
Frame	02	WOOD FRAME 100																		NCON VALUE										0																									
Story Height	15	100								INCOME VALUE																																													
RMS	3	100								PREVIOUS YEAR MKT VALUE										1,012,182																																			
Stories	1.	1. 100																																																					
Units	0	0 100																																																					
Occupancy	00	NONE 100																																																					
Quality	04	Quality Level 04																																																					
DOR CODE	2200	FAST FOOD																																																					
MAP NUM		MKT AREA								09																																													
NEIGHBORHOOD/LOC	9002.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	1,785	100	2000	1,785	486,508																																																		
BAS	117	100	2001	117	31,889																																																		
BAS	1,188	100	2001	1,188	323,794																																																		
TOTALS	3,090			3,090	842,191																																																		
EXTRA FEATURES										551015 US HWY 1, HILLIARD																																													
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	0812	CONCRETE C	0	0	0	0	3,762.00	SF	4.00	4.00	100	2000	2000	3	75	11,286																																							
2	0803	ASPHALT C	0	0	0	0	29,723.00	SF	2.00	2.00	100	2000	2000	3	50	29,723																																							
3	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	7,970																																							
4	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2000	2000	3	45	1,350																																							
5	0402	CONC BUMPE	0	0	0	0	47.00	UT	25.00	25.00	100	2000	2000	3	81	952																																							
6	0400	CONC CURB	0	0	0	0	204.00	LF	15.00	15.00	100	2000	2000	3	81	2,479																																							
7	1127	BRICK 8"	0	0	55	7	385.00	SF	11.00	11.00	100	2000	2000	3	93	3,939																																							
8	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2000	2000	3	100	800																																							
9	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2000	2000	3	45	810																																							
10	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2000	2000	3	45	675																																							
LAND DESCRIPTION										TOTAL OB/XF										59,984																																			
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	002200	C	DRIVE-IN	0	0004	OR	0.00	0.00	65,776.00	SF		1.00	1.00	1.00	2.50	2.50	164,440																																						