



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	3	100
Stories	0	0 100
Units	0	0 100
Occupancy	00	OWNER OCC 100

Quality	02	Quality Level 02
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

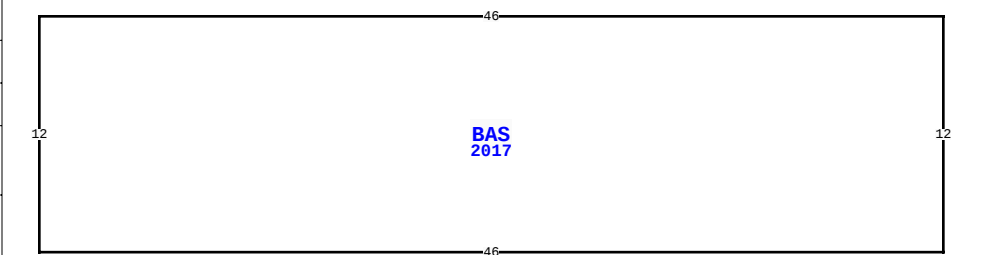
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	2017	552	13,687
TOTALS	552			552	13,687

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0	0	56	20			1,120.00	SF	20.00
2	0812	CONCRETE C	0	0	0	0			5,037.00	SF	1.00
3	1242	WD DECK A	0	0	0	0			179.00	SF	10.00
4	0446	BOX FNC 6'	0	0	0	0			80.00	LF	20.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0004	C-1	0.00	0.00	174,240.00	SF	1.00
2	009600	C	WASTELAND	0		C-1	0.00	0.00	4.89	AC	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1709	04	552	72.2925	61.99	34,218	1999	1999	0	0	0	60.00
2 MH OFFICE 0% - 2025 Heated Area: 552 HX Base Yr											



551406 US HWY 1, HILLIARD	BLD DATE 08/26/2020	KK	LGL DATE	05/13/2026	DC
	XF DATE		LAND DATE		
	INC DATE		AG 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	0511	GARAGE CB-	0	0	56	20			1,120.00	SF	20.00	1987	1987	3	47	10,528
2	0812	CONCRETE C	0	0	0	0			5,037.00	SF	1.00	1985	1985	3	41	2,065
3	1242	WD DECK A	0	0	0	0			179.00	SF	10.00	2018	2018	3	74	1,325
4	0446	BOX FNC 6'	0	0	0	0			80.00	LF	20.00	2019	2019	3	78	1,248

TOTAL OB/XF											
15,166											

Total Acres: 4.89	Total Land Value: 317,145	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	13,687		
TOTAL MARKET OB/XF VALUE	15,166		
TOTAL LAND VALUE - MARKET	317,145		
TOTAL MARKET VALUE	345,998		
SOH/AGL Deduction	60,331		
ASSESSED VALUE	285,667		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	285,667		
TOTAL JUST VALUE	345,998		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	259,697		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190168	DEMOLITION	0	05/30/2019
20170200	NEW CONSTR	0	11/09/2017
2010001	SIGN	100	01/16/2010
9302029	REPAIR/RRF	1,500	02/18/1993
87-841	N/A	20,000	11/28/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2693/28	1/23/2024	QC	U	I	11	100	
GRANTOR: STOKES LORETTA J							
GRANTEE: STOKES ROY CLINTON							
0363/0414	6/01/1982	WD	Q	I		38,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2017] W46 S12 E46 N12\$.															

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Common: 317,145	PRINTED 07/09/2026 BY SYS
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