PT OF LOT 34
IN OR 2197/452
CORNWALL SURVEY S/D OF

RHYSE PROPERTIES LLC
PO BOX 366
HILLIARD, FL 32046

2026

16-3N-24-2020-0034-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
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		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

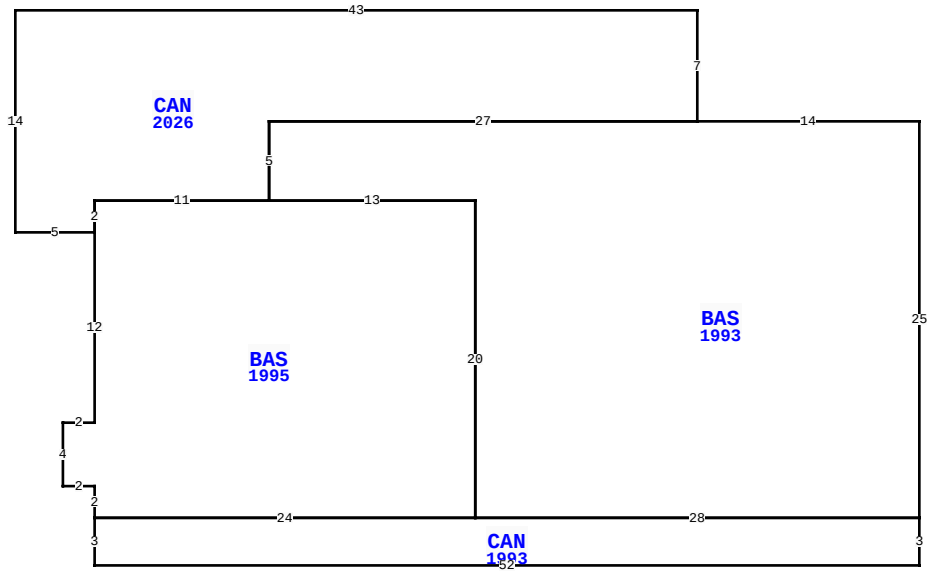
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	765	100	1993	765	51,391
BAS	488	100	1995	488	32,783
CAN	156	30	1993	47	3,157
CAN	391	30	2026	117	7,860
TOTALS	1,800			1,417	95,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	1,417	91.6650	163.85	232,175	1960	1985	0	0	0	59.00	41.00

1 RSTARANT 1 0% - 0 Heated Area: 1253 HX Base Yr



551429 US HWY 1, HILLIARD

BLD DATE	11/10/2025	KWA	LGL DATE		
XF DATE		KWA	LAND DATE	02/05/2026	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	181,609
TOTAL MARKET OB/XF VALUE	19,427
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	271,036
SOH/AGL Deduction	46,052
ASSESSED VALUE	224,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,984
TOTAL JUST VALUE	271,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	REPAIR/RRF	2,500	05/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2197/0452	5/18/2018	SW	Q	I	01	160,000
GRANTOR: BOUCHARD LILLIAN E						
GRANTEE: RHYSE PROPERTIES LL						
0996/1709	7/10/2001	WD	Q	I		79,000
GRANTOR: FRED LEWIS INC						
GRANTEE: BOUCHARD LILLIAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W27 S5 E13 S20 E28 N25 $
BAS=[YR=1995;ORIG=-41,5] W11 S2 S12 W2 S4 E2 S2 E24 N20 W13 $
CAN=[YR=1993;ORIG=-52,25] S3 E52 N3 W28 W24 $
CAN=[YR=2026;ORIG=-52,7] W5 N14 E43 S7 W27 S5 W11 S2 $
.

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	3,918.00	SF	2.00	2.00	100	1970	1970	3	50	3,918	
2	0381	COOLER	1	0	6	6	36.00	SF	82.50	82.50	100	1960	1960	3	20	594	
3	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	1970	1970	3	20	250	
4	0443	STK FNC 6'	0	0	0	0	90.00	LF	10.00	10.00	100	2002	2002	3	20	180	
5	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2000	2000	3	81	41	
6	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	
8	0510	GARAGE WD-	0	0	24	19	456.00	SF	35.00	35.00	100	2021	2021	3	90	14,364	

LAND DESCRIPTION

TOTAL OB/XF 19,427

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	002100	C	RESTAURANT	0	0004	C-1	-100.00	200.00	20,000.00	SF		1.00	1.00	1.00	3.50	3.50	70,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.46 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

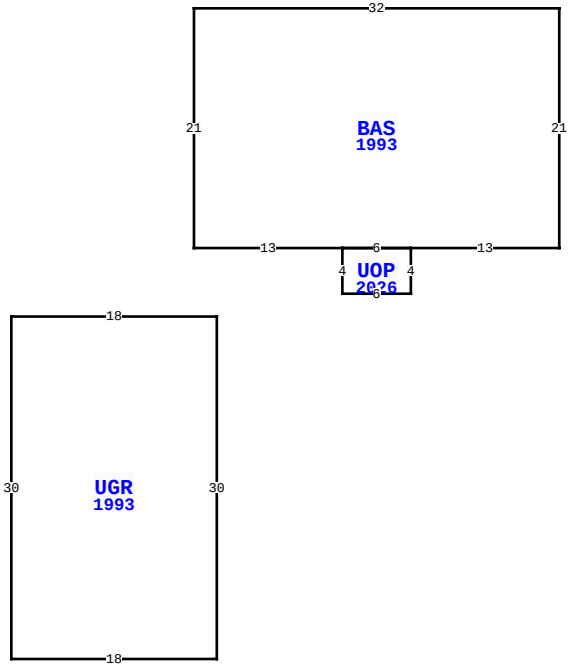
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
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	672	100	1993	672	63,122
UGR	540	45	1993	243	22,825
UOP	24	20	2026	5	470
TOTALS	1,236			920	86,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	920	107.4600	112.83	103,804	1967	1990	0	0	0	16.75	83.25

2 SINGLE FAM 0% - 0 Heated Area: 672 HX Base Yr



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0996/1709	7/10/2001	WD	Q	I		79,000
GRANTOR: FRED LEWIS INC						
GRANTEE: BOUCHARD LILLIAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 S21 E13 E6 E13 N21 $
UGR=[YR=1993;ORIG=-48,27] E18 S30 W18 N30 $
UOP=[YR=2026;ORIG=-19,21] E6 S4 W6 N4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.46 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS