

PT OF LOTS 34 & 35
IN OR 2829/968
(EX PT IN OR 1631/1325)

PAOLILLO KELLAM EDWARD & LAUREN RAE
PO BOX 289
HILLIARD, FL 32046

2026

16-3N-24-2020-0034-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMNT 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1920	PROF DAYCARE

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	1,153	100	1993	1,153	86,406
BAS	1,579	100	1994	1,579	118,331
CAN	21	30	1995	6	450
FST	163	50	1993	82	6,145
FST	156	50	1994	78	5,846
FST	168	50	2014	84	6,295

TOTALS	3,240			2,982	223,471
--------	-------	--	--	-------	---------

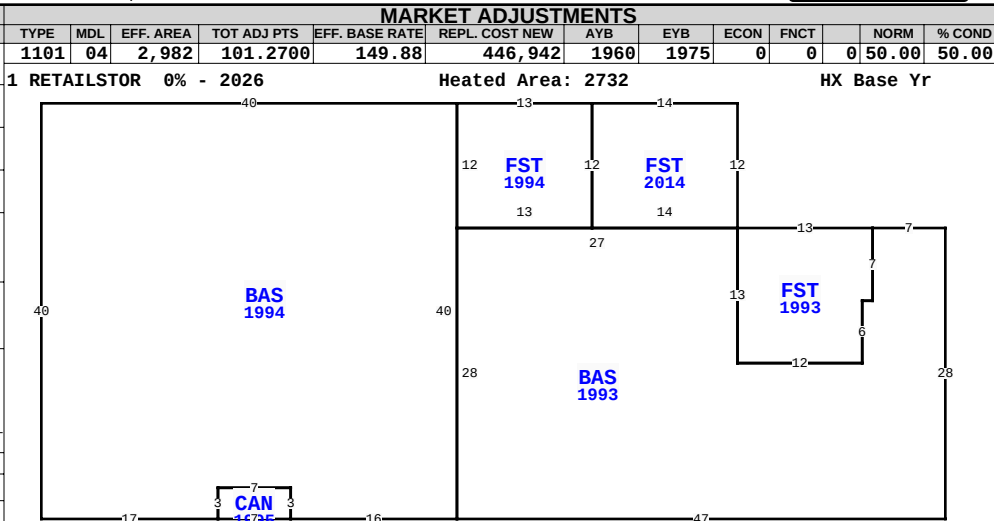
EXTRA FEATURES

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	7,348.00	SF	4.00	4.00	100	1960	1960	3	20	5,878	
2	0422	CL FNC 4'	0	0	0	0	73.00	LF	15.00	15.00	100	2009	2009	3	72	788	
3	0424	CL FNC 6'	0	0	0	0	379.00	LF	20.00	20.00	100	2009	2009	3	72	5,458	
4	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	1980	1980	3	42	137	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2009	2009	3	72	540	
7	0681	POLE SHED	0	0	26	10	260.00	SF	15.00	15.00	100	2019	2019	3	84	3,276	

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		C-1	0.00	0.00	85,980.00	SF		1.00	1.00	0.00	3.50	0.00	0							

REVIEW DATE 01/01/2023 BY CD



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,153	100	1993	1,153	86,406
BAS	1,579	100	1994	1,579	118,331
CAN	21	30	1995	6	450
FST	163	50	1993	82	6,145
FST	156	50	1994	78	5,846
FST	168	50	2014	84	6,295

551411 US HWY 1, HILLIARD

BLD DATE	11/07/2025	KW	LGL DATE	
XF DATE	11/07/2025	KW	LAND DATE	02/05/2026
INC DATE			AG DATE	DC

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	223,471		
TOTAL MARKET OB/XF VALUE	16,077		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	239,548		
SOH/AGL Deduction	0		
ASSESSED VALUE	239,548		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	239,548		
TOTAL JUST VALUE	239,548		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	323,725		

HELLO SUNSHINE CHILD CARE LLC - OWNERS ____ LAUREN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0907080	ELEC OTHER	0	07/27/2009
E0907074	ELEC OTHER	1,800	07/02/2009
B0810133	REPAIR/RRF	0	10/02/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2829/968	10/31/2025	WD	Q	I	01	250,000

GRANTOR: VANZANT TAMMY

GRANTEE: PAOLILLO KELLAM EDW

2595/1543 10/11/2022 WD U I 11 100

GRANTOR: PRESTON REEVES HEATIN

GRANTEE: VANZANT TAMMY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FST=[YR=1993] W13 FST=[YR=2014] N12 W14 FST=[YR=1994] W13 BAS=[YR=1994] W40 S40 E17 CAN=[YR=1995] E7 N3 W7 S3\$ N3 E7 S3 E16 N40\$ S12 E13 N12\$ S12 E14\$ S13 E12 N6 E1 N7\$ S7 W1 S6 W12 N13 W27 S28 E47 N28\$.

Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS