PT LOT 10
IN OR 2467/826
DUNNS SURVEY DBK B-10

RIVERLAND LOGGING INC
552391 US HWY 1
HILLIARD, FL 32046

2026

22-3N-24-2320-0010-0040

BUILDING CHARACTERISTICS

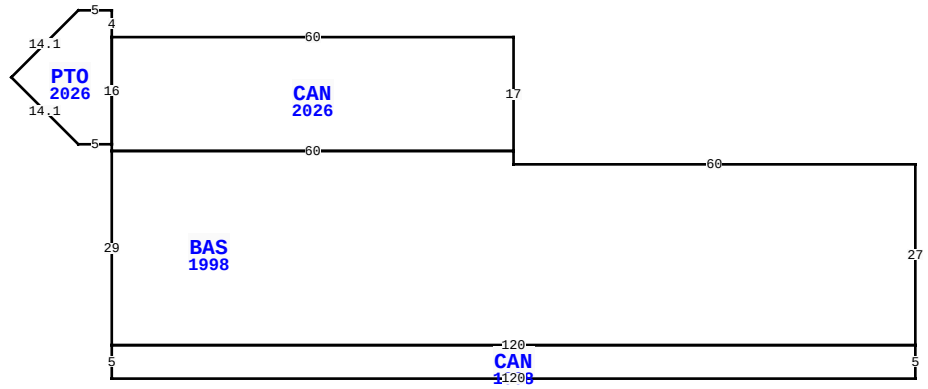
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	1200	STORE/OFFICE/RES
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	3,360	100	1998	3,360	89,410
CAN	600	30	1998	180	4,790
CAN	1,020	30	2026	306	8,143
PTO	200	5	2026	10	266
TOTALS	5,180			3,856	102,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,856	35.9599	53.22	205,216	1970	1970	0	0	0	50.00	50.00

2 RETAILSTOR 0% - 0 Heated Area: 3360 HX Base Yr



550644 US HWY 1, HILLIARD

BLD DATE	11/07/2025	KW	LGL DATE		
XF DATE	11/07/2025	KW	LAND DATE	05/14/2026	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	153,662
TOTAL MARKET OB/XF VALUE	47,448
TOTAL LAND VALUE - MARKET	152,312
TOTAL MARKET VALUE	353,422
SOH/AGL Deduction	46,136
ASSESSED VALUE	307,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,286
TOTAL JUST VALUE	353,422
NCON VALUE	6,480
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,368

DBA: RIVERLAND LOGGING (VEHICLE/EQUIPMENT MAINTENA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21280	ELEC OTHER	0	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0826	5/25/2021	WD	Q	I	01	325,000
GRANTOR: TAYLOR PAUL DAVID						
GRANTEE: RIVERLAND LOGGING I						
2467/0824	5/10/2021	QC	U	I	11	100
GRANTOR: THOMPSON KENNETH LEE						
GRANTEE: TAYLOR PAUL DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,2] W60 N2 W60 S29 E120 N27 $
CAN=[YR=2026;ORIG=-120,-17] E60 S17 W60 N1 N16 $
CAN=[YR=1998;ORIG=-120,29] S5 E120 N5 W120 $
PTO=[YR=2026;ORIG=-120,-21] W5 D10L10 D10R10 E5 N16 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
1	0450	PREFAB FNC	2	0	0	0	115.00	LF	8.00	8.00	100	2013	2013	3	50	460	
2	0810	CONCRETE A	0	0	0	0	179.00	SF	6.50	6.50	100	2005	2005	3	83	966	
3	0450	PREFAB FNC	0	0	0	0	224.00	LF	8.00	8.00	100	2013	2013	3	50	896	
4	0450	PREFAB FNC	0	0	0	0	353.00	LF	8.00	8.00	100	2013	2013	3	50	1,412	
5	0803	ASPHALT C	0	0	0	0	4,480.00	SF	2.00	2.00	40	1965	1965	3	20	1,792	
6	0812	CONCRETE C	3	0	55	17	935.00	SF	4.00	4.00	100	1970	1970	3	20	748	
7	0812	CONCRETE C	3	0	48	20	960.00	SF	4.00	4.00	100	2010	2010	3	89	3,418	
8	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	1965	1965	3	20	343	
10	0467	FNC GT 25'	3	0	0	0	1.00	UT	700.00	700.00	100	2005	2005	3	61	427	
11	0510	GARAGE WD-	3	0	48	30	1,440.00	SF	35.00	35.00	100	2011	2011	3	56	28,224	

TOTAL OB/XF 38,686

LAND DESCRIPTION

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	001200	C	STORE COMB	0	0004	CG	0.00	0.00	101,541.36	SF		1.00	1.00	1.00	1.50	1.50	152,312							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 152,312 Market: 0 Agricultural: 0 Common: 152,312 PRINTED 07/09/2026 BY SYS

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2026

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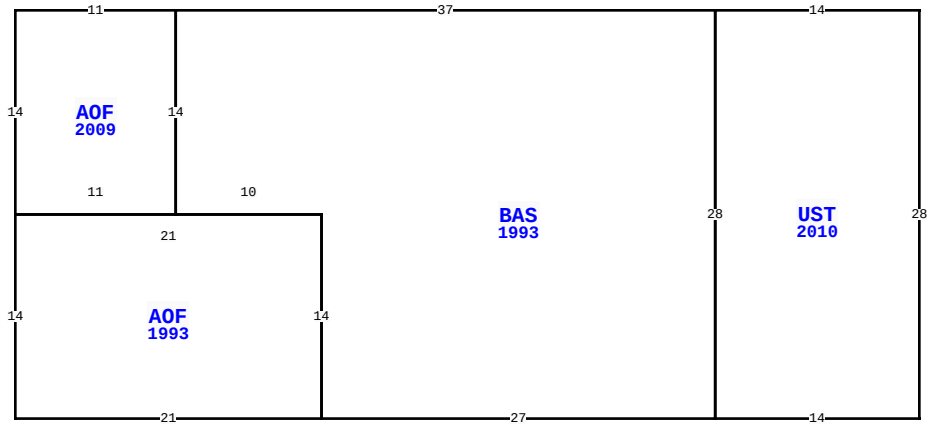
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	294	100	1993	294	10,000
AOF	154	100	2009	154	5,238
BAS	896	100	1993	896	30,476
UST	392	40	2010	157	5,340
TOTALS	1,736			1,501	51,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	1,501	68.7750	62.41	93,677	1965	1990	0	0	0	45.50	54.50

3 SERV SHOP 0% - 0 Heated Area: 1344 HX Base Yr



550644 US HWY 1, HILLIARD

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GRANTEE: RIVERLAND LOGGING I						
2467/0824	5/10/2021	QC	U	I	11	100
GRANTOR: THOMPSON KENNETH LEE						
GRANTEE: TAYLOR PAUL DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2010] W14 BAS=[YR=1993] W37 AOF=[YR=2009] W11 S14 AOF=[YR=1993] S14 E21 N14 W21$ E11 N14$ S14 E10 S14 E27 N28$ S28 E14 N28$.

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
12	0350	CARPORT WD	3	0	30	13	390.00	SF	13.00	13.00	100	2012	2012	3	45	2,282	
13	0351	CARPORT MT	0	0	30	24	720.00	SF	10.00	10.00	100	2026	2022		90	6,480	

LAND DESCRIPTION

TOTAL OB/XF 8,762

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: 0.00 Total Land Value: 152,312 Market: 0 Agricultural: 0 Common: 152,312 PRINTED 07/09/2026 BY SYS