IN OR 2455/1

553597 US HWY 1 LAND TRUST/NO1REIUS LLC TRSUTEE
553597 US HWY 1
HILLIARD, FL 32046

2026

30-4N-24-0000-0010-0000

BUILDING CHARACTERISTICS

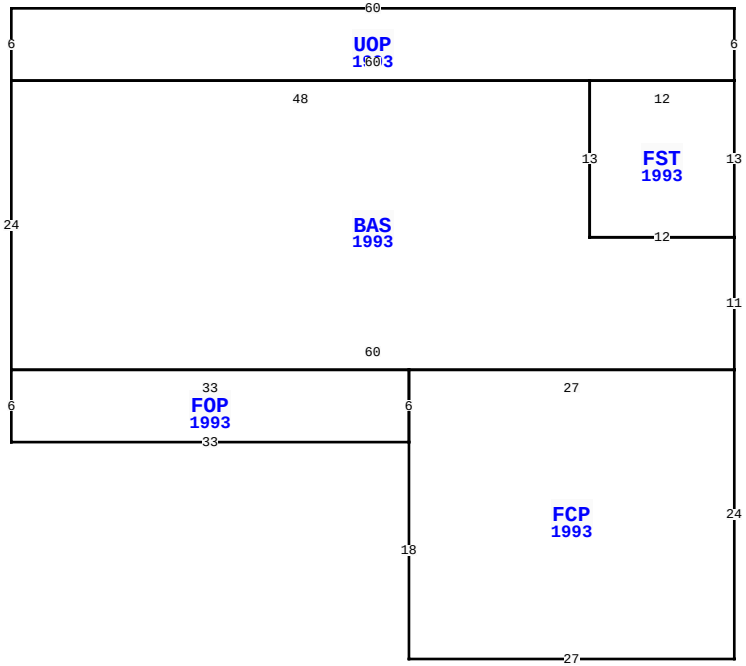
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,284	100	1993	1,284	104,606
FCP	648	25	1993	162	13,198
FOP	198	30	1993	59	4,806
FST	156	55	1993	86	7,007
UOP	360	20	1993	72	5,866
TOTALS	2,646			1,663	135,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	94.0500	98.75	164,221	1952	1990	0	0	0	17.50	82.50

1 SINGLE FAM 0% - 2023 Heated Area: 1284 HX Base Yr



553597 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	306,240
TOTAL MARKET OB/XF VALUE	51,537
TOTAL LAND VALUE - MARKET	126,106
TOTAL MARKET VALUE	483,883
SOH/AGL Deduction	170,694
ASSESSED VALUE	313,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,189
TOTAL JUST VALUE	483,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,397

POOL = NV (VERY POOR CONDTN): KW 4/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004663	REPAIR/RRF	31,070	05/25/2017
20090102	NEW CONSTR	400	12/08/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0519	6/14/2022	QC	U	I	11	100
GRANTOR: ESQUIRE INVESTMENT PR						
GRANTEE: 553597 US HWY 1 LAN						
2455/0001	3/01/2021	QC	U	I	11	100
GRANTOR: ESQUIRE INVMT PROPS L						
GRANTEE: ESQUIRE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W60 S6 BAS=[YR=1993] S24 FOP=[YR=1993] S6 E33
FCP=[YR=1993] S18 E27 N24 W27 S6 $ N6 W33 $ E60 N11
FST=[YR=1993] N13 W12 S13 E12 $ W12 N13 W48 $ E60 N6 $.

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	0940	SHEDS/PORT	0	0	6	9	63.00	SF	30.00	30.00	100	1990	1990	3	20	378	
2	0803	ASPHALT C	0	0	0	0	10,958.00	SF	2.00	2.00	100	1960	1960	3	50	10,958	
3	0812	CONCRETE C	0	0	0	0	2,979.00	SF	4.00	4.00	100	1980	1980	3	29	3,456	
4	0511	GARAGE CB-	0	0	30	26	780.00	SF	40.00	40.00	100	1987	1987	3	47	14,664	
5	0940	SHEDS/PORT	0	0	9	11	99.00	SF	30.00	30.00	100	1968	1968	3	20	594	
6	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	
7	0511	GARAGE CB-	0	0	30	30	900.00	SF	40.00	40.00	100	1990	1990	3	54.5	19,620	
8	0423	CL FNC 5'	0	0	0	0	176.00	LF	6.85	6.85	100	2000	2000	3	45	543	
9	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	1990	1990	3	64	320	
10	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	26	404	

TOTAL OB/XF 51,537

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	84,071.00	SF		1.00	1.00	1.00	1.50	1.50	126,106							

REVIEW DATE 04/30/2024 BY KW Total Acres: 1.93 Total Land Value: 126,106 Market: 0 Agricultural: 0 Common: 126,106 PRINTED 07/09/2026 BY SYS

IN OR 2455/1

553597 US HWY 1 LAND TRUST/NO1REIUS LLC TRSUTEE
553597 US HWY 1
HILLIARD, FL 32046

2026

30-4N-24-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		45 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01

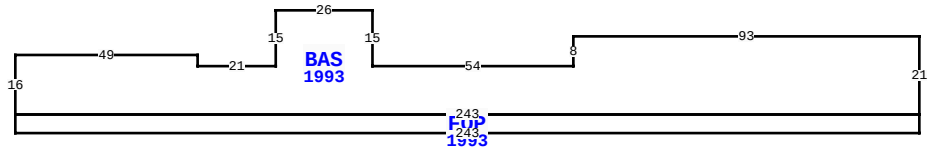
DOR CODE	1200	STORE/OFFICE/RES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,440	100	1993	4,440	157,819
FOP	1,215	30	1993	364	12,938
TOTALS	5,655			4,804	170,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	04	4,804	68.6549	65.22	313,317	1952	1990	0	0	0	45.50	54.50

2 MOTEL 0% - 2023 Heated Area: 4440 HX Base Yr



553597 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	306,240
TOTAL MARKET OB/XF VALUE	51,537
TOTAL LAND VALUE - MARKET	126,106
TOTAL MARKET VALUE	483,883
SOH/AGL Deduction	170,694
ASSESSED VALUE	313,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,189
TOTAL JUST VALUE	483,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0519	6/14/2022	QC	U	I	11	100
GRANTOR: ESQUIRE INVESTMENT PR						
GRANTEE: 553597 US HWY 1 LAN						
2455/0001	3/01/2021	QC	U	I	11	100
GRANTOR: ESQUIRE INVMT PROPS L						
GRANTEE: ESQUIRE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W93 S8 W54 N15 W26 S15 W21N3 W49 S16
FOP=[YR=1993] S5 E243 N5 W243$ E243 N21$.

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 04/30/2024 BY KW Total Acres: 1.93 Total Land Value: 126,106 Market: 0 Agricultural: 0 Common: 126,106 PRINTED 07/09/2026 BY SYS