

PT OF LOT 6 (S-1 & S-2) &
PT OF LOT 7 (S-5)
IN OR 2479/1303

SIMMONS & CO INC
553027 US HWY 1
HILLIARD, FL 32046

2026

32-4N-24-2020-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 60
Interior Wall	07	NONE 40
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	05	STEEL 100
Story Height		16 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	01	Quality Level 01
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	558	100	2002	558	36,064
BAL	25	15	2007	4	258
BAS	1,680	100	2002	1,680	108,578
BAS	850	100	2014	850	54,936
BAS	6,694	100	2014	6,694	432,632
BAS	900	100	2025	900	58,167
CAN	512	30	2003	154	9,953
CAN	456	30	2015	137	8,854
PTO	240	5	2007	12	776
PTO	240	5	2007	12	776
TOTALS	17,995			13,002	840,318

** This building has 15 Sub-Areas

553027 US HWY 1, HILLIARD

BLD DATE	04/16/2025	KW	LGL DATE
XF DATE	04/16/2025	KW	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	0812	CONCRETE C	0	0	0	0	4,260.00	SF	4.00	4.00	100	2002	2002	3	79	13,462	
2	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2002	2002	3	100	300	
3	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2002	2002	3	84	189	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
5	0424	CL FNC 6'	0	0	0	0	663.00	LF	20.00	20.00	100	2002	2002	3	52	6,895	
6	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2002	2002	3	52	468	
7	0424	CL FNC 6'	0	0	0	0	599.00	LF	20.00	20.00	100	2012	2012	3	78	9,344	
8	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2012	2012	3	78	702	
9	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2012	2012	3	45	1,620	

LAND DESCRIPTION										TOTAL OB/XF										34,740									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0004	CI	0.00	0.00	2.47	AC		1.00	1.00	1.00	34,000.00	34,000.00	83,980												

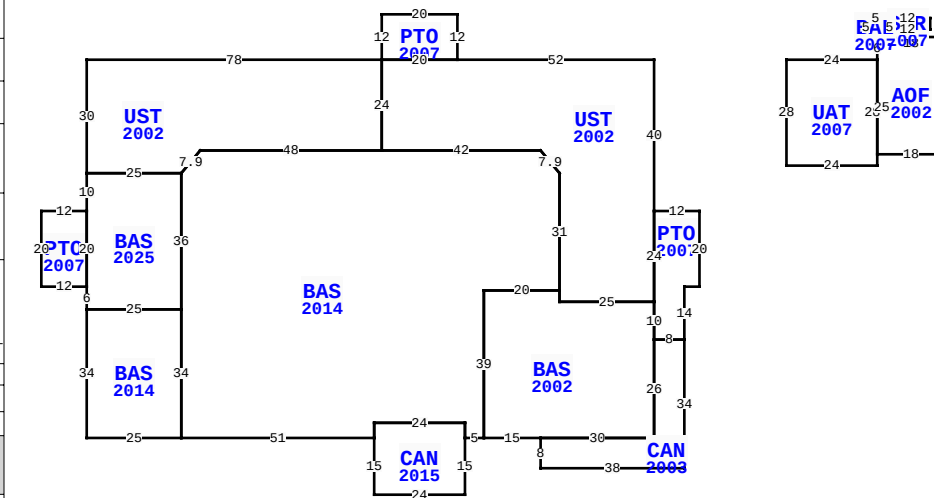
REVIEW DATE 04/16/2025 BY KW Total Acres: 2.47 Total Land Value: 83,980 Market: 0 Agricultural: 0 Common: 83,980 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

1 RETAILSTOR 0% - 0

Heated Area: 10749

HX Base Yr



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		840,318
TOTAL MARKET OB/XF VALUE		34,740
TOTAL LAND VALUE - MARKET		83,980
TOTAL MARKET VALUE		959,038
SOH/AGL Deduction		0
ASSESSED VALUE		959,038
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		959,038
TOTAL JUST VALUE		959,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		924,441

CALLIE KAY'S GENERAL STORE & OUTFITTERS
ALSO SEE ADJCNT PRCL: 32-4N-24-2020-0007-0010 @ 55

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU260001551	SGU	800	02/13/2026
20170120	REPAIR/RRF	0	06/22/2017
R12451	REPAIR/RRF	2,000	10/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2479/1303	7/14/2021	QC	U	I	11

GRANTOR: 553027 HOLDINGS LLC
GRANTEE: SIMMONS & CO INC
2166/0765 12/26/2017 WD Q I 01 695,000
GRANTOR: FRANKLIN MICHAEL C &
GRANTEE: 553027 HOLDINGS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=-125,100] E51 N4 E24 S4 E5 N39 E20 N31 U6L5
W42 W48 D6L5 S36 S34 \$
UST=[YR=2002;ORIG=0,0] W52 W20 S24 E42 D6R5 S31 S3 E25 N24
N40 \$
UST=[YR=2002;ORIG=-72,24] W48 D6L5 W25 N30 E78 S24 \$
BAS=[YR=2002;ORIG=-45,100] E15 E30 N26 N10 W25 N3 W20 S39 \$
BAS=[YR=2025;ORIG=-150,30] E25 S36 W25 N6 N20 N10 \$
BAS=[YR=2014;ORIG=-150,66] S34 E25 N34 W25 \$
UAT=[YR=2007;ORIG=35,0] E24 S28 W24 N28 \$
AOF=[YR=2002;ORIG=59,0] N6 E18 S31 W18 N25 \$
CAN=[YR=2003;ORIG=-30,100] S8 E38 N34 W8 S26 W30 \$
CAN=[YR=2015;ORIG=-74,100] S15 E24 N15 N4 W24 S4 \$