

HAGAN ACE HARDWARE OF YULEE INC
1022 BLANDING BLVD
ORANGE PARK, FL 32065

42-2N-27-1330-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT GRN NORM % COND										VALUATION BY STANDARD									
Exterior Wall 25 MOD METAL 80										1101 04 21,560 84.6040 125.21 2,699,528 2020 2020 0 0 3.00 97.00										Tax Group: 4 Tax Dist:									
Exterior Wall 16 WD FR STUC 20										1 RETAILSTOR 0% - 0 Heated Area: 19952 HX Base Yr										BUILDING MARKET VALUE 2,618,542									
Roof Structur 10 STEEL FRME 100																				TOTAL MARKET OB/XF VALUE 412,151									
Roof Cover 12 MODULAR MT 100																				TOTAL LAND VALUE - MARKET 1,293,943									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 4,324,636									
Interior Floo 03 CONC FINSH 100																				SOH/AGL Deduction 549,514									
Ceiling 02 F.NOT SUS 100																				ASSESSED VALUE 3,775,122									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 0									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 3,775,122									
Fixtures 13 100																				TOTAL JUST VALUE 4,324,636									
Frame 05 STEEL 100																				NCON VALUE 0									
Story Height 18 100																				INCOME VALUE									
RMS 9 100																				PREVIOUS YEAR MKT VALUE 3,713,224									
Stories 1. 1. 100																				HAGAN ACE HARDWARE									
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 02 Quality Level 02																													
DOR CODE 1100 STORES, 1 STORY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4002.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,625 100 2020 1,625 197,362																													
BAS 18,327 100 2020 18,327 225,882																													
CAN 230 30 2020 69 8,380																													
CAN 235 30 2020 70 8,502																													
CAN 299 30 2020 90 10,931																													
CAN 600 30 2020 180 21,862																													
CAN 2,496 30 2020 749 90,969																													
CAN 1,500 30 2022 450 54,655																													
TOTALS 25,312 21,560 2,618,542																													
EXTRA FEATURES										85880 MINER RD, YULEE																			
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 0803 ASPHALT C 0 0 0 0 57,660.00 SF 2.00 2.00 100 2020 2020 3 82 94,562																													
2 0400 CONC CURB 0 0 0 0 2,329.00 LF 15.00 15.00 100 2020 2020 3 98 34,236																													
3 0972 ST LGHT UN 0 0 0 0 9.00 UT 2,530.00 2,530.00 100 2020 2020 3 94 21,404																													
4 0975 ST LT/ARM 0 0 0 0 5.00 UT 500.00 500.00 100 2020 2020 3 94 2,350																													
5 0810 CONCRETE A 0 0 116 3 348.00 SF 6.50 6.50 100 2020 2020 3 97 2,194																													
6 4950 BOLLARD 0 0 0 0 4.00 UT 100.00 100.00 100 2020 2020 3 100 400																													
7 0812 CONCRETE C 0 0 0 0 2,973.00 SF 4.00 4.00 100 2020 2020 3 97 11,535																													
8 1123 CB 8" 0 0 0 0 256.00 SF 6.15 6.15 100 2020 2020 3 97 1,527																													
9 0810 CONCRETE A 0 0 10 10 100.00 SF 6.50 6.50 100 2020 2020 3 97 631																													
10 0463 FENCE GATE 0 0 0 0 2.00 UT 300.00 300.00 100 2020 2020 3 94 564																													
LAND DESCRIPTION										TOTAL OB/XF 169,403																			
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 CG 0.00 0.00 159,746.00 SF 1.00 1.00 0.60 13.50 8.10 1,293,943																													
REVIEW DATE 04/23/2025 BY KWA										Total Acres: 3.67 Total Land Value: 1,293,943 Market: 0 Agricultural: 0 Common: 1,293,943										PRINTED 07/09/2026 BY SYS									

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