PT SEC 39 & 49-4N-23E
IN OR 2761/73

OCEAN DRIVE CLEVELANDER INC
34 WEST SAN MARINO DR
MIAMI BEACH, FL 33139

2026

49-4N-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	10	WD SHINGLE 50
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

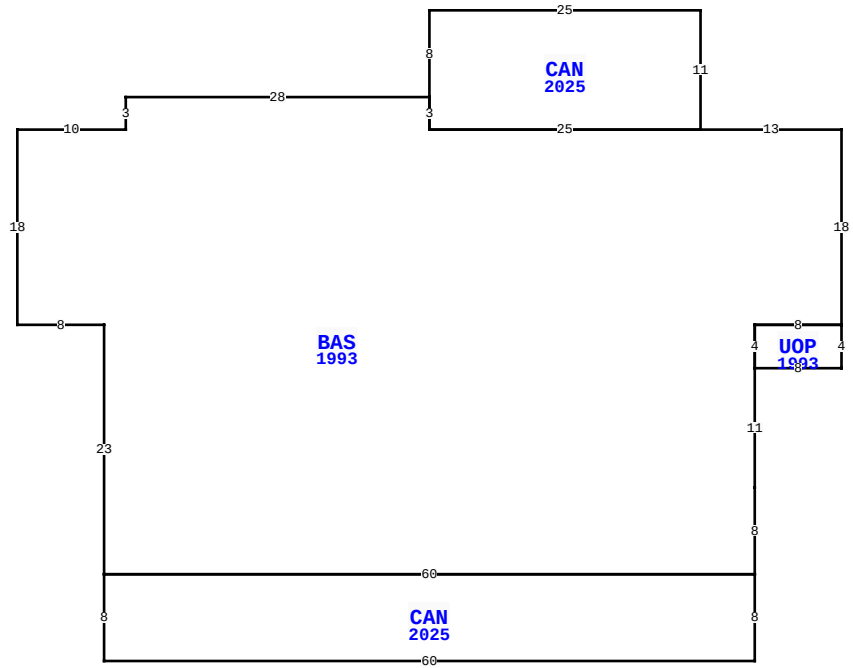
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,832	100	1993	2,832	343,961
CAN	275	30	2025	82	9,959
CAN	480	30	2025	144	17,489
UOP	32	20	1993	6	729
TOTALS	3,619			3,064	372,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,064	109.4184	161.94	496,184	1957	2000	0	0	0	25.00	75.00

1 RETAILSTOR 0% - 2026 Heated Area: 2832 HX Base Yr



555165 STUCKEYS PL, HILLIARD

BLD DATE	12/27/2024	KW	LGL DATE	
XF DATE	12/27/2024	KW	LAND DATE	05/14/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	372,138
TOTAL MARKET OB/XF VALUE	29,111
TOTAL LAND VALUE - MARKET	65,340
TOTAL MARKET VALUE	466,589
SOH/AGL Deduction	0
ASSESSED VALUE	466,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,589
TOTAL JUST VALUE	466,589
NCON VALUE	0
INCOME VALUE	34740
PREVIOUS YEAR MKT VALUE	355,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011816	BUILD-OUT OF AN A	350,000	10/21/2024
Z970912	NEW CONSTR	0	11/01/1997
8201	NEW CONSTR	25,000	06/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/73	1/07/2025	SW	U	I	37	1,407,600
GRANTOR: GASNER PAUL						
GRANTEE: OCEAN DRIVE CLEVELA						
2717/530	5/15/2024	SW	U	I	37	900,000
GRANTOR: BLAKE BRHYSEN LLC						
GRANTEE: GASNER PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2025;ORIG=-148,41] E60 S8 W60 N8 $
CAN=[YR=2025;ORIG=-118,0] E25 N11 W25 S8 S3 $
UOP=[YR=1993;ORIG=-88,22] E8 N4 W8 S4 $
BAS=[YR=1993;ORIG=-156,0] E10 N3 E28 S3 E25 E13 S18 W8 S4 S11 S8 W60 N23 W8 N18 $
.

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	0812	CONCRETE C	0	0	0	0	1,594.00	SF	4.00	4.00	100	1990	1990	3	54.5	3,475	
2	0803	ASPHALT C	0	0	0	0	16,431.00	SF	2.00	2.00	100	1980	1980	3	50	16,431	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
4	1123	CB 8"	0	0	92	0	276.00	SF	6.15	6.15	100	1993	1993	3	62	1,052	
5	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311	
6	0681	POLE SHED	0	0	0	0	210.00	SF	15.00	15.00	100	1998	1998	3	24	756	
7	0810	CONCRETE A	0	0	20	18	360.00	SF	6.50	6.50	100	2008	2008	3	87	2,036	
8	4310	CANOPIES F	0	0	40	23	920.00	UT	22.75	22.75	100	2007	2007	3	20	4,186	

LAND DESCRIPTION

TOTAL OB/XF 29,111

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	001410	C	CONV STORE	0	0004	CG			43,560.00	SF		1.00	1.00	1.00	1.50	1.50	65,340							

REVIEW DATE 11/07/2025 BY KW Total Acres: 1.00 Total Land Value: 65,340 Market: 0 Agricultural: 0 Common: 65,340 PRINTED 07/09/2026 BY SYS