

BLK 5 LOTS 2,3 & S1/2 OF R/W
LYING N THEREOF ABND BY
RES #2002-134

RHYSE PROPERTIES LLC
PO BOX 366
HILLIARD, FL 32046

2026

49-4N-25-4260-0005-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	15	CONC BLOCK 80	1101	04	1,036	87.8850	130.07	134,753	1956	1956	0	0	0	50.00	50.00	VALUATION BY STANDARD													
Exterior Wall	05	AVERAGE 20	1 RETAILSTOR 0% - 0													Heated Area: 912 HX Base Yr													
Roof Structure	04	WOOD TRUSS 100														Tax Group: 4 Tax Dist:													
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 67,376													
Interior Wall	04	PLYWOOD 100														TOTAL MARKET OB/XF VALUE 2,761													
Interior Floor	03	CONC FINSH 100														TOTAL LAND VALUE - MARKET 85,000													
Ceiling	02	F.NOT SUS 100														TOTAL MARKET VALUE 155,137													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 0													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 155,137													
Fixtures	03	MASONRY 100														TOTAL EXEMPTION VALUE 0													
Frame	03	MASONRY 100														BASE TAXABLE VALUE 155,137													
Story Height	8	100														TOTAL JUST VALUE 155,137													
RMS	2	100	NCON VALUE 0																										
Stories	1.	1. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE 151,268																										
BUD8 Adjustme	04	DIST 01 100	NEIGHBORHOOD/LOC 5003.00													PERMIT NUM DESCRIPTION AMT ISSUED													
Occupancy	00	OWNER OCC 100														23009280 REROOF METAL 07/20/2023													
Quality	03	Quality Level 03	MAP NUM MKT AREA 05													SALES DATA													
DOR CODE	1100	STORES, 1 STORY														OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE													
TOTALS 1,222 1,036 67,376			377990 KINGS FERRY RD, HILLIARD													2383/0096 8/03/2020 WD Q I 01 150,000													
EXTRA FEATURES			BLD DATE 07/23/2021 XF DATE 07/23/2021 INC DATE													GRANTOR: LEWIS GEORGE W & LORE													
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	GRANTEE: RHYSE PROPERTIES LL													
1	0803	ASPHALT C	0 0	0 0	1,792.00	SF	2.00	2.00	100	1970	1970	3	50	1,792		1494/1933 4/26/2007 WD Q I 155,000													
2	0811	CONCRETE B	0 0	0 0	768.00	SF	5.20	5.20	100	1970	1970	3	20	799		GRANTOR: SUMMERVILLE LARRY R &													
3	0418	EXHST FAN	0 0	0 0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80		GRANTEE: LEWIS GEORGE W & LO													
4	0978	SECURTY LT	0 0	0 0	2.00	UT	225.00	225.00	100	1980	1980	3	20	90		BUILDING NOTES													
LAND DESCRIPTION																TOTAL OB/XF 2,761													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 0006	CN	0.00	0.00	2.00	LT			1.00	1.00	0.85	50,000.00	42,500.00	85,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS																													