

N1/2 OF SE1/4 OF SE1/4 LYING
SW OF HWY #1 & NE OF ACL RR
IN OR 2158/1558

B Y FRANKLIN PROPERTIES INC
PO BOX 878
HILLIARD, FL 32046

2023

05-3N-24-0000-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		12 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		28 100
Units		4 100

Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,330	100	3,330	406,702
FOP	28	30	8	977
FOP	28	30	8	977
FOP	64	30	19	2,321
FOP	540	30	162	19,786
FUS	3,406	100	3,406	415,984
TOTALS	7,396		6,933	846,747

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	10,408.00	SF	4.00	4.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0		A-1	0.00	0.00	8.00	UT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0301	03	6,933	139.6224	122.87	851,858	2021	2021	0	0	0.60	99.40
1 APARTMENT - 0% - 0											
Heated Area: 6736											
HX Base Yr											

TOTAL OB/XF											
41,632											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		1,473,045	
TOTAL MARKET OB/XF VALUE		41,632	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		1,674,677	
SOH/AGL Deduction		466,268	
ASSESSED VALUE		1,208,409	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,208,409	
TOTAL JUST VALUE		1,674,677	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,115,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200099	NEW CONSTR	0	04/29/2020
20200100	NEW CONSTR	0	04/29/2020
20180140	DEMOLITION	0	06/22/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2158/1558	11/17/2017	WD	Q	I	01
GRANTOR: OQUINN JOSEPH					
GRANTEE: B Y FRANKLIN PROPER					
2158/1556	11/09/2017	WD	U	I	11
GRANTOR: LLOYD WINONA					
GRANTEE: B Y FRANKLIN PROPER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W6 FOP=[YR=2021] N4 W7 S4 E7 \$ W31											
FOP=[YR=2021] N4 W16 S4 E16\$ W40 FOP=[YR=2021] N4 W7 S4 E7\$											
W13 S37 FOP=[YR=2021] S6 E90 N6 W90\$ E90 N37\$ PTR=E20											
FUS=[YR=2021] E90 S39 W9 N2 W26 S2 W20 N2 W26 S2 W9 N39\$ W20\$.											

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