

PT BLKS 25,27 & PT OF ABND 8TH
ST IN OR 1266/10
TOWN OF HILLIARD PBK 1/28

FRANKLIN SUZANNE D/
552093 US HWY 1
HILLIARD, FL 32046

2023

05-3N-24-0000-0034-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	25	MOD METAL	90
Exterior Wall	16	WD FR STUC	10
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	80
Interior Floor	11	CLAY TILE	20
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		5	100
Frame	05	STEEL	100
Common Wall	23	100	
Story Height	18	100	
RMS	5	100	
Stories	1.	1. 100	
Units	0	100	
BUD8 Adjustme	03	DIST HI	100
Occupancy	00	QONE1190	Level 01
DOR CODE	1100	STORES, 1	STORY
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1,356	61,334
BAS	1,644	100	1,644	74,360
CAN	440	30	132	5,970
FAT	750	20	150	6,785
PTO	50	5	2	90
UAT	750	10	75	3,392

TOTALS	4,990		3,359	151,932
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EXTRA FEATURES										
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	0	5,086.00	SF	2.00	2.00
3	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00
4	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00
5	0097	AWNING CN	0	0	0	0	17.00	SF	65.00	65.00
6	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00
7	0474	VF 4 RAIL	0	0	0	0	78.00	LF	4.63	4.63
8	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50
9	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00
10	0443	STK FNC 6'	0	0	0	0	369.00	LF	10.00	10.00
11	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	001100	C	STORE 1FLR	0	0004	C-1	250.00	275.00	67,082.00	SF

REVIEW DATE 04/29/2021 BY TWJH

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
1101	04	3,359	78.1607	114.51	384,639	1987	1987	0	0	15	45.50	39.50
1 RETAILSTOR - 0% - 0 Heated Area: 3225 HX Base Yr												
BLD DATE	04/29/2021	TWJH	LGL DATE									
XF DATE	02/20/2019	KK	LAND DATE	02/20/2019	KK							
INC DATE			AG DATE									

552093 US HWY 1, HILLIARD												
TOTAL OB/IF 13,524												

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	001100	C	STORE 1FLR	0	0004	C-1	250.00	275.00	67,082.00	SF		1.00

Total Acres: 0.00 Total Land Value: 134,164 Market: 0 Agricultural: 0 Common: 134,164

NASSAU COUNTY PROPERTY				PAGE 1 of 3	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				707,168	
TOTAL MARKET OB/IF VALUE				13,797	
TOTAL LAND VALUE - MARKET				134,164	
TOTAL MARKET VALUE				855,129	
SOH/AGL Deduction				306,775	
ASSESSED VALUE				548,354	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				548,354	
TOTAL JUST VALUE				855,129	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				573,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210003	REMODEL	32,900	01/12/2021
20130088	NEW CONSTR	0	11/25/2013
20100045	SIGN	100	07/08/2010
0802026	ADDITION	22,500	02/28/2008
9003024	REMODEL	8,290	03/20/1990
763	XFOB	32,800	05/27/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/1808	8/12/2019	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: FRANKLIN SUZANNE						
1266/0010	10/15/2004	WD	Q	I		150,000
GRANTOR: REEVES JOHN BYRON						
GRANTEE: FRANKLIN KENNETH D						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W60 S25 BAS=[YR=1993] S25 PTO=[YR=2008] W5S10E5N10\$ CAN=[YR=2009] S10 E44 N10 W44\$ E60 N17 W18 N8 W42\$ E42 S8 E18 N33\$ PTR= N30 UAT=[YR=2008] W30 FAT=[YR=2005] W30 S25 E30 N25\$ S25 E30 N25\$ S30\$.												

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