

BLOCK 2 LOTS 3 & 4 &
N45 FT OF LOTS 1 & 2 (S-1)
IN OR 1034/1734

HOBBS GORDON FRANKLIN & CONNIE/
15634 COUNTY ROAD 108
HILLIARD, FL 32046

2023

08-3N-24-2380-0002-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	2 100
Frame	05 STEEL 100
Story Height	12 100
RMS	2 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 OWNER OCC 100

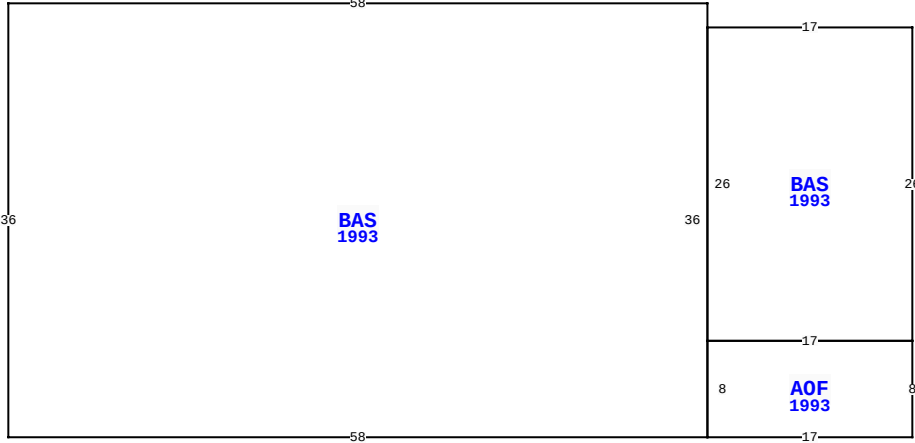
Quality	03	Quality Level 03	
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	136	100	136	3,370
BAS	442	100	442	10,953
BAS	2,088	100	2,088	51,741

TOTALS	2,666	2,666	66,064
--------	-------	-------	--------

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	58	24			1,392.00	SF	4.00
2	0430	CL FNC 6B	0	0	0	0			124.00	LF	9.70
3	0464	FNC GT 10'	0	0	0	0			2.00	UT	350.00
6	0465	FNC GT 15'	0	0	0	0			1.00	UT	450.00
7	6001	ROLLUP DR	0	0	0	0			4.00	UT	400.00
8	0978	SECURTY LT	0	0	0	0			3.00	UT	450.00

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	002500	C	SRVC SHOPS	0	0004	C-1	255.00	400.00	102,000.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	04	2,666	56.1600	49.56	132,127	1973	1973	0	0	0 50.00	50.00
1 SERV SHOP - 0% - 0											
Heated Area: 2666											
HX Base Yr											
											

551520 US HWY 1, HILLIARD	BLD DATE 01/17/2020	KKA	LGL DATE	01/17/2020	KKA
	XF DATE 01/17/2020	KKA	LAND DATE	01/17/2020	KKA
	INC DATE		AG DATE		

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	0812	CONCRETE C	0	0	58	24			1,392.00	SF	4.00	1975	3	27	1,503	
2	0430	CL FNC 6B	0	0	0	0			124.00	LF	9.70	1986	3	24	289	
3	0464	FNC GT 10'	0	0	0	0			2.00	UT	350.00	1986	3	24	168	
6	0465	FNC GT 15'	0	0	0	0			1.00	UT	450.00	1986	3	24	108	
7	6001	ROLLUP DR	0	0	0	0			4.00	UT	400.00	1973	3	20	320	
8	0978	SECURTY LT	0	0	0	0			3.00	UT	450.00	1973	3	20	270	

TOTAL OB/XF											
2,658											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		66,064	
TOTAL MARKET OB/XF VALUE		2,658	
TOTAL LAND VALUE - MARKET		204,000	
TOTAL MARKET VALUE		272,722	
SOH/AGL Deduction		131,512	
ASSESSED VALUE		141,210	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		141,210	
TOTAL JUST VALUE		272,722	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,360	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0611137	OTHER	0	10/27/2006
0611138	OTHER	0	10/27/2006
0611139	OTHER	0	10/27/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1034/1734	2/04/2002	WD U	I	I	07	100	
GRANTOR: GRANTHAM WILLIAM ETAL							
GRANTEE: HOBBS GORDON & CONN							
0948/1165	9/08/2000	WD Q	I			62,900	
GRANTOR: WEST NASSAU DEVELOPME							
GRANTEE: HOBBS GORDON & CONN							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=1993] W58 S36 E58 AOF=[YR=1993] E17 N8 BAS=[YR=1993] N26 W17 S26 E17 \$ W17 S8 \$ N36 \$.															