BLOCK 9 PT OR LOT 1
IN OR 1501/1312
TOWN OF HILLIARD

B Y FRANKLIN PROPERTIES INC
PO BOX 878
HILLIARD, FL 32046-0878

2023

08-3N-24-2380-0009-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

551673 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,544
TOTAL MARKET VALUE	30,544
SOH/AGL Deduction	2,546
ASSESSED VALUE	27,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,998
TOTAL JUST VALUE	30,544
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
87-739	N/A	2,500	04/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1501/1312	5/29/2007	WD	Q	I		50,000
GRANTOR: MCCOOK LISA G						
GRANTEE: B Y FRANKLIN PROPER						
1400/1268	3/31/2006	QC	U	I	06	100
GRANTOR: BRANNAN ROBERT D & CA						
GRANTEE: MCCOOK LISA G						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0004	C-1	0.00	0.00	10,181.42	SF		1.00	1.00	1.00	3.00	3.00	30,544							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,544 Market: 0 Agricultural: 0 Common: 30,544 PRINTED 08/02/2023 BY SYS