

GREG FRANKLIN REAL ESTATE HOLDINGS LLC
PO BOX 610
HILLIARD, FL 32046

08-3N-24-2380-0013-0041

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

15

CONC BLOCK 80

Exterior Wall

05

AVERAGE 20

Roof Structure

01

FLAT 100

Roof Cover

04

BUILT-UP 100

Interior Wall

04

PLYWOOD 100

Interior Floor

03

CONC FINSH 100

Ceiling

02

F.NOT SUS 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Fixtures

7

100

Frame

03

MASONRY 100

Story Height

13 100

RMS

2 100

Stories

0

0 100

Units

0

0 100

BUD8 Adjustme

03

DIST HI 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

2500

REPAIR SERVICE

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

6002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

170

100

170

7,311

BAS

56

100

56

2,409

BAS

1,079

100

1,079

46,403

TOTALS

1,305

1,305

56,122

EXTRA FEATURES

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

5

0810

CONCRETE A

0 0

0 0

246.00

SF

6.50

6.50

100

1980

1980

3

35

560

6

0978

SECURTY LT

0 0

0 0

3.00

UT

450.00

450.00

100

2010

2010

3

81

1,094

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

002500

C

SRVC SHOPS

0

0004

C-1

0.00

0.00

14,375.00

SF

1.00

1.00

1.00

3.00

3.00

43,125

REVIEW DATE

09/24/2020

BY

KK

Total Acres:

0.00

Total Land Value:

43,125

Market:

0

Agricultural:

0

Common:

43,125

PRINTED 08/02/2023 BY SYS

ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDOR CODE

2501041,30597.461086.01112,2431957198500050.0050.00

NASSAU COUNTY PROPERTY

PAGE 1 of 2

3

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

77,092

TOTAL MARKET OB/XF VALUE

1,654

TOTAL LAND VALUE - MARKET

43,125

TOTAL MARKET VALUE

121,871

SOH/AGL Deduction

0

ASSESSED VALUE

121,871

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

121,871

TOTAL JUST VALUE

121,871

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

99,763

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20130080

ADDITION

0

10/24/2013

0802018

REMODEL

0

02/15/2008

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2602/0038

10/27/2022

WD

U

I

40

254,000

GRANTOR: ROWLAND HADDOCK ENTER

GRANTEE: GREG FRANKLIN REAL

2265/0709

3/19/2019

WD

U

I

30

100

GRANTOR: HADDOCK ROWLAND G

GRANTEE: ROWLAND HADDOCK ENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=1993] W38 S29 E28 AOF=[YR=1993] E17 N10 W17 S10\$ N10 E17 N11 W7 N8\$ S8 E7 N8\$.

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