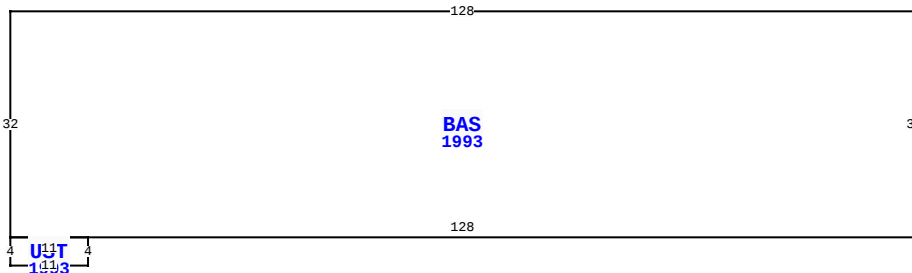


FRANKLIN C E AKA CARROL E/
P O BOX 809
HILLIARD, FL 32046-0809

08-3N-24-2380-0046-0011

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 11																							
Exterior Wall	15	09	CONC BLOCK 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD																						
Roof Structur	01	09	RIDGE FRME 100	4804	06	4,118	78.7085	32.27	132,888	1989	1989	0	0	0	41.25	58.75	Tax Group: 3				Tax Dist:																						
Roof Cover	01	01	MINIMUM 100	1 MINI WAREH - 0% - 0										Heated Area: 4096										HX Base Yr																			
Interior Wall	01	01	MINIMUM 100																					BUILDING MARKET VALUE										479,533									
Interior Floo	03	03	CONC FINSH 100																					TOTAL MARKET OB/XF VALUE										107,078									
Ceiling	04	04	NONE 100																					TOTAL LAND VALUE - MARKET										72,459									
Air Condition	01	01	NONE 100																					TOTAL MARKET VALUE										659,070									
Heating Type	01	01	NONE 100																					SOH/AGL Deduction										157,539									
Plumbing	03	03	MASONRY 100																					ASSESSED VALUE										501,531									
Frame	03	03	MASONRY 100																					TOTAL EXEMPTION VALUE										0									
Story Height	12	12	100																					BASE TAXABLE VALUE										501,531									
RMS	37	37	100																					TOTAL JUST VALUE										659,070									
Stories	1.	1.	100																					NCON VALUE										0									
Class	00	00	. 100											INCOME VALUE																													
Units	0	0	100											PREVIOUS YEAR MKT VALUE										455,937																			
Occupancy	00	00	NONE 100																																								
Quality		03	Quality Level 03																																								
DOR CODE		4840	MINI STORAGE																																								
MAP NUM			MKT AREA														06																										
NEIGHBORHOOD/LOC		6001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	4,096	100	4,096	77,655																																							
UST	44	50	22	417																																							
TOTALS		4,140	4,118	78,072																																							
EXTRA FEATURES			37151 ALMA ST, HILLIARD																																								
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	0	0	4,068.00	SF	4.00	4.00	100	1989	1989	3	59.5	9,682																											
2	0812	CONCRETE C	0	0	0	0	1,628.00	SF	4.00	4.00	100	1992	1992	3	66	4,298																											
3	0812	CONCRETE C	0	0	0	0	7,470.00	SF	4.00	4.00	100	1995	1995	3	72	21,514																											
4	0430	CL FNC 6B	0	0	0	0	1,140.00	LF	9.70	9.70	100	1995	1995	3	39	4,313																											
5	0466	FNC GT 20'	0	0	0	0	2.00	UT	720.00	720.00	100	1995	1995	3	39	562																											
6	0812	CONCRETE C	0	0	0	0	1,343.00	SF	4.00	4.00	100	1996	1996	3	73	3,922																											
7	0812	CONCRETE C	0	0	0	0	4,962.00	SF	4.00	4.00	100	1997	1997	3	75	14,886																											
8	0812	CONCRETE C	0	0	0	0	3,136.00	SF	4.00	4.00	100	1998	1998	3	77	9,659																											
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348																											
10	4950	BOLLARD	0	0	0	0	80.00	UT	100.00	100.00	100	2006	2006	3	100	8,000																											
LAND DESCRIPTION										TOTAL OB/XF										77,184																							
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	004800	C	WAREHOUSE	0	0006	C-1	0.00	0.00	86,684.00	SF		1.00	1.00	1.00	0.35	0.35	30,339																										
2	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	0.27	AC		1.00	1.00	1.00	27,000.00	27,000.00	7,290																										
3	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	27,000.00	27,000.00	34,830																										

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[illegible]

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HILLIARD, FL 32046-0809

08-3N-24-2380-0046-0011

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Ceiling

Air Condition

Heating Type

Plumbing Frame

Story Height

RMS Stories Class Units Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,924

100

1,924

41,614

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECONFNCT

NORM

% COND

7 MINI WAREH - 0% - 0

Heated Area: 1924

HX Base Yr

26

-74-

26

-74-

BAS 1997

NASSAU COUNTY PROPERTY

PAGE 7 of 11

3

VALUATION BY

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

479,533

107,078

72,459

659,070

157,539

501,531

0

501,531

659,070

0

455,937

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I V

RSN CD

SALE PRICE

0497/0894

9/01/1986

WD

U

V

100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W74 S26 E74 N26\$.

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

37151 ALMA ST, HILLIARD

BLD DATE

XF DATE

INC DATE

10/30/2020

10/30/2020

KK KK

LGL DATE

LAND DATE

AG DATE

10/30/2020

KK

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

BY

Total Acres:

Total Land Value:

Market:

Agricultural:

Common:

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 10 of 11									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT		CD	15		CONC BLOCK 100		4804		06	1,287		78.1704		32.05		41,248		2006		2006		0		0		20.00		80.00											
Exterior Wall		09	10		MINI WAREH - 0% - 0		Heated Area: 1248		HX Base Yr																														
Roof Structur		12	12		MODULAR MT 100																																		
Roof Cover		01	01		MINIMUM 100																																		
Interior Wall		03	03		CONC FINSH 100																																		
Interior Floo		04	04		NONE 100																																		
Ceiling		01	01		NONE 100																																		
Air Condition		01	01		NONE 100																																		
Heating Type		01	01		NONE 100																																		
Plumbing		03	03		MASONRY 100																																		
Frame		03	03		8 100																																		
Story Height		03	03		15 100																																		
RMS		1.	1.		1. 100																																		
Stories		00	00		. 100																																		
Class		00	00		0 100																																		
Units		00	00		NONE 100																																		
Occupancy		00	00																																				
Quality		03	03		Quality Level 03																																		
DOR CODE		4840	4840		MINI STORAGE																																		
MAP NUM					MKT AREA																																		
NEIGHBORHOOD/LOC		6001.00	6001.00																																				
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS		1,248	100	1,248	31,998																																		
CAN		130	30	39	1,000																																		
TOTALS		1,378		1,287	32,998																																		
EXTRA FEATURES		37151 ALMA ST, HILLIARD																																					
BLD DATE		10/30/2020		KK		LGL DATE		10/30/2020		KK																													
XF DATE		10/30/2020		KK		LAND DATE																																	
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																						

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[illegible]