



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	ONE I190 Level 03
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001	00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	1,350	104.9738	149.06	201,231	1977	1982	0	0	0	59.00	41.00	
1 OFFICE 1&2 - 0% - 0													
Heated Area: 1350 HX Base Yr													
BAS 1993													
15924 CR 108, HILLIARD													
BLD DATE 09/24/2020 KK LGL DATE 09/24/2020 KK													
XF DATE 09/24/2020 KK LAND DATE 09/24/2020 KK													
INC DATE AG DATE													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	82,505
TOTALS	1,350		1,350	82,505

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
1	0803	ASPHALT C	0	0	0	3,000.00	SF	2.00	2.00	100	1977	1977	3 50
2	0812	CONCRETE C	0	0	0	2,700.00	SF	4.00	4.00	100	1985	1985	3 49.5
3	0402	CONC BUMPE	0	0	0	4.00	UT	25.00	25.00	100	2000	2000	3 85
4	0978	SECURTY LT	0	0	0	3.00	UT	225.00	225.00	100	1985	1985	3 24

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	004800	C	WAREHOUSE	0	0004		0.00	0.00	37,166.94	SF		1.00	1.00
TOTAL OB/XF 8,593													
UNIT PRICE 1.25 ADJ UNIT PRICE 1.25 LAND VALUE 46,459													

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		126,658	
TOTAL MARKET OB/XF VALUE		8,593	
TOTAL LAND VALUE - MARKET		46,459	
TOTAL MARKET VALUE		181,710	
SOH/AGL Deduction		28,123	
ASSESSED VALUE		153,587	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		153,587	
TOTAL JUST VALUE		181,710	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220067	REPAIR/RRF	0	03/09/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0100/0535	1/01/1970	TA	U	V	
SALE PRICE					1,500

GRANTOR:					
GRANTEE:					

BUILDING NOTES					
BAS=[YR=1993] W45 S30 E45 N30\$.					

BUILDING DIMENSIONS													
BAS=[YR=1993] W45 S30 E45 N30\$.													

FRANKLIN C E
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08-3N-24-2380-0048-0031

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