BLOCK 146 LOTS 1 THRU 12
IN OR 1219/1217
TOWN OF HILLIARD

L & B LANDS INC
PO BOX 878
HILLIARD, FL 32046-0878

2023

08-3N-24-2380-0146-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

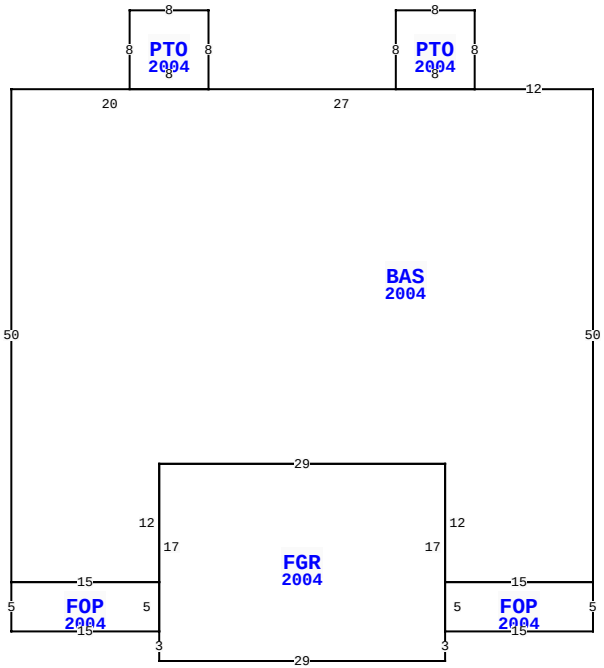
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,602	100	2,602	229,169
FGR	580	55	319	28,095
FOP	75	30	22	1,938
FOP	75	30	22	1,938
PTO	64	5	3	265
PTO	64	5	3	265
TOTALS	3,460		2,971	261,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	01	2,971	111.2000	97.86	290,742	2004	2004	0	0	0	10.00	90.00

1 APARTMENT – 0% - 0 Heated Area: 2602 HX Base Yr



27522 W THIRD AV, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,015,162
TOTAL MARKET OB/XF VALUE	15,890
TOTAL LAND VALUE - MARKET	81,000
TOTAL MARKET VALUE	1,112,052
SOH/AGL Deduction	525,234
ASSESSED VALUE	586,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	586,818
TOTAL JUST VALUE	1,112,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
07 078	REMODEL	7,000	07/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1219/1217	4/01/2004	WD	U	V	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: L & B LANDS INC						
0707/1029	6/21/1994	WD	U	I	06	100
GRANTOR: FRANKLIN AUDRA D						
GRANTEE: L & B LANDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N8 W8 S8 E8$ W27
PTO=[YR=2004] N8 W8 S8 E8$ W20 S50 FOP=[YR=2004] S5 E15
FGR=[YR=2004] S3 E29 N3 FOP=[YR=2004] E15 N5 W15 S5$ N17 W29
S17$ N5 W15 $ E15 N12 E29 S12 E15 N50$.

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
1	0811	CONCRETE B	0	0	0	0	712.00	SF	5.20	5.20	100	2004	2004	3	86	3,184	
2	0803	ASPHALT C	0	0	0	0	11,345.00	SF	2.00	2.00	100	2004	2004	3	56	12,706	

LAND DESCRIPTION

TOTAL OB/XF 15,890

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	000800	C	MULTI-FAM	0	0006	R3	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							

REVIEW DATE 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

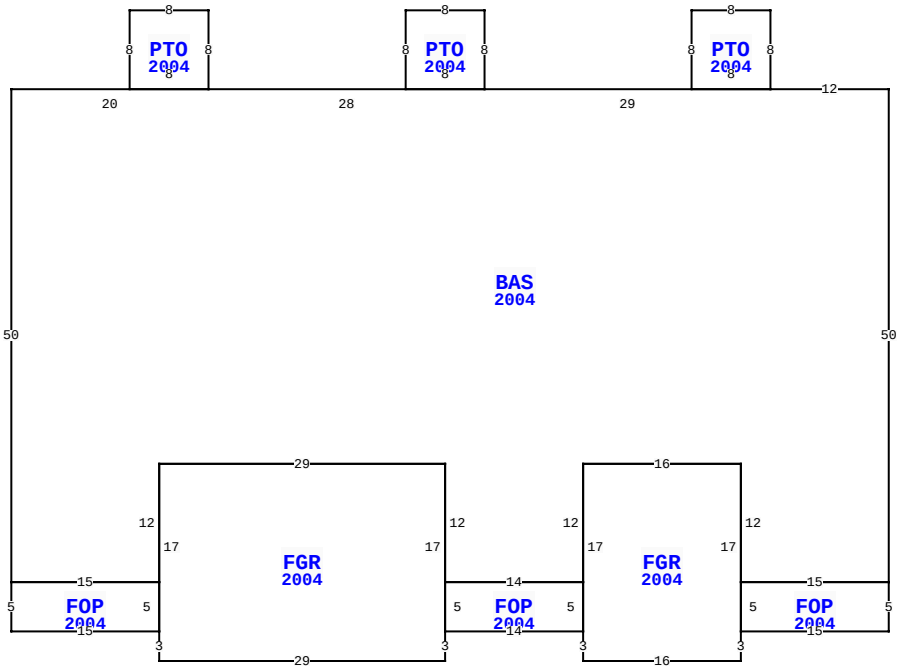
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,910	100	3,910	344,370
FGR	320	55	176	15,501
FGR	580	55	319	28,095
FOP	70	30	21	1,850
FOP	75	30	22	1,938
FOP	75	30	22	1,938
PTO	64	5	3	265
PTO	64	5	3	265
PTO	64	5	3	265
TOTALS	5,222		4,479	394,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	01	4,479	111.2000	97.86	438,315	2004	2004	0	0	0	10.00	90.00

2 APARTMENT – 0% - 0 Heated Area: 3910 HX Base Yr



27522 W THIRD AV, HILLIARD

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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	586,818
TOTAL JUST VALUE	1,112,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1219/1217	4/01/2004	WD	U	V	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: L & B LANDS INC						
0707/1029	6/21/1994	WD	U	I	06	100
GRANTOR: FRANKLIN AUDRA D						
GRANTEE: L & B LANDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N8 W8 S8 E8$ W29
PTO=[YR=2004] N8 W8 S8 E8$ W28 PTO=[YR=2004] N8 W8 S8 E8$ W20
S50 FOP=[YR=2004] S5 E15 FGR=[YR=2004] S3 E29 N3
FOP=[YR=2004] E14 FGR=[YR=2004] S3 E16 N3 FOP=[YR=2004] E15
N5 W15 S5$ N17 W16 S17$ N5 W14 S5$ N17 W29 S17$ N5 W15$ E15
N12 E29 S12 E14 N12 E16 S12 E15 N50$.

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

REVIEW DATE 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS

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Bedrooms		3 100
Bathrooms		2 100
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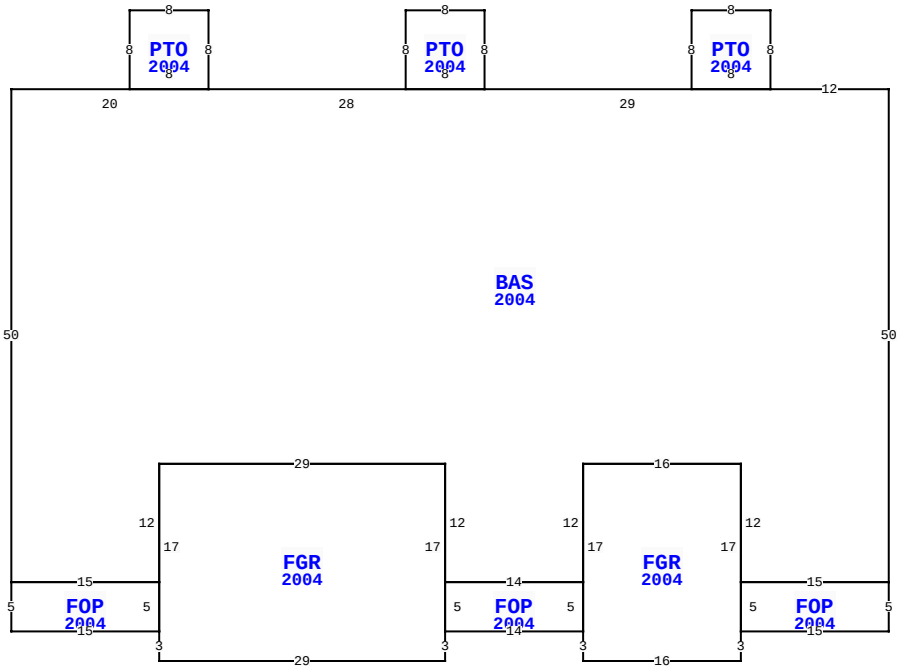
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,910	100	3,910	313,403
FGR	320	55	176	14,108
FGR	580	55	319	25,569
FOP	70	30	21	1,683
FOP	75	30	22	1,763
FOP	75	30	22	1,763
PTO	64	5	3	240
PTO	64	5	3	240
PTO	64	5	3	240
TOTALS	5,222		4,479	359,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	01	4,479	101.2000	89.06	398,900	2004	2004	0	0	0	10.00	90.00

3 APARTMENT – 0% - 0 Heated Area: 3910 HX Base Yr



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GRANTEE: L & B LANDS INC						
0707/1029	6/21/1994	WD	U	I	06	100
GRANTOR: FRANKLIN AUDRA D						
GRANTEE: L & B LANDS INC						

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S50 FOP=[YR=2004] S5 E15 FGR=[YR=2004] S3 E29 N3
FOP=[YR=2004] E14 FGR=[YR=2004] S3 E16 N3 FOP=[YR=2004] E15
N5 W15 S5$ N17 W16 S17$ N5 W14 S5$ N17 W29 S17$ N5 W15$ E15
N12 E29 S12 E14 N12 E16 S12 E15 N50$.

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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

REVIEW DATE 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS