BLK 153 LOTS 3 THRU 18
IN OR 2139/239
TOWN OF HILLIARD S/D PBK 1/23

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

2023

08-3N-24-2380-0153-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

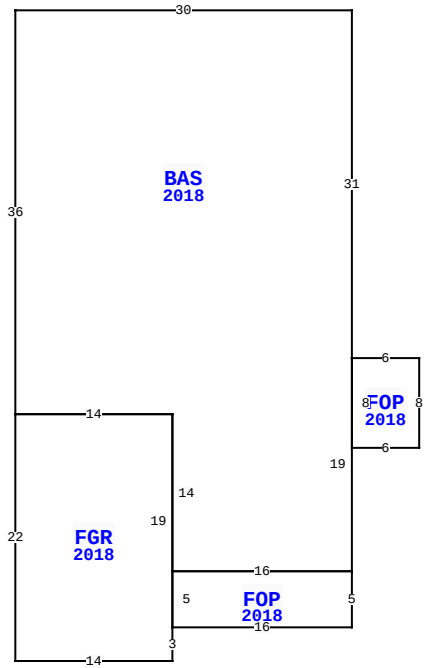
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1,304	149,977
FGR	308	55	169	19,437
FOP	48	30	14	1,610
FOP	80	30	24	2,761
TOTALS	1,740		1,511	173,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,511	131.3760	118.57	179,159	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1304 HX Base Yr



W FIRST AV, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	912,359
TOTAL MARKET OB/XF VALUE	30,043
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	1,062,402
SOH/AGL Deduction	102,444
ASSESSED VALUE	959,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,958
TOTAL JUST VALUE	1,062,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	900,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180191	NEW CONSTR	0	09/06/2018
180105	NEW CONSTR	0	05/03/2018
180083	NEW CONSTR	0	05/01/2018
180088	NEW CONSTR	0	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2139/0239	7/31/2017	WD	U	V	37	8,000
GRANTOR: NELSON TOMMY P/R						
GRANTEE: B Y FRANKLIN PROPER						
0112/0002	5/27/1971	MS	U	V		0
GRANTOR: STATE OF FLORIDA						
GRANTEE: NELSON LEON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W6 BAS=[YR=2018] N31 W30 S36 FGR=[YR=2018] S22 E14 N3 FOP=[YR=2018] E16 N5 W16 S5$ N19 W14$ E14 S14 E16 N19$ S8 E6 N8$.

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	0812	CONCRETE C	0	0	0	0	1,290.00	SF	4.00	4.00	100	2018	2018	3	98	5,057	
2	0812	CONCRETE C	0	0	0	0	1,320.00	SF	4.00	4.00	100	2018	2018	3	98	5,174	
3	0812	CONCRETE C	0	0	0	0	1,404.00	SF	4.00	4.00	100	2019	2019	3	99	5,560	
4	0812	CONCRETE C	0	0	0	0	1,711.00	SF	4.00	4.00	100	2019	2019	3	99	6,776	
5	0812	CONCRETE C	0	0	0	0	1,888.00	SF	4.00	4.00	100	2019	2019	3	99	7,476	

LAND DESCRIPTION

TOTAL OB/XF 30,043

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	000100	C	SFR	0	0006	R3	250.00	125.00	250.00	FF		1.00	1.00	1.00	300.00	300.00	75,000							
2	000100	C	SFR	0	0006	R3	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 05/17/2019 BY TW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS

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IN OR 2139/239
TOWN OF HILLIARD S/D PBK 1/23

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

2023

08-3N-24-2380-0153-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

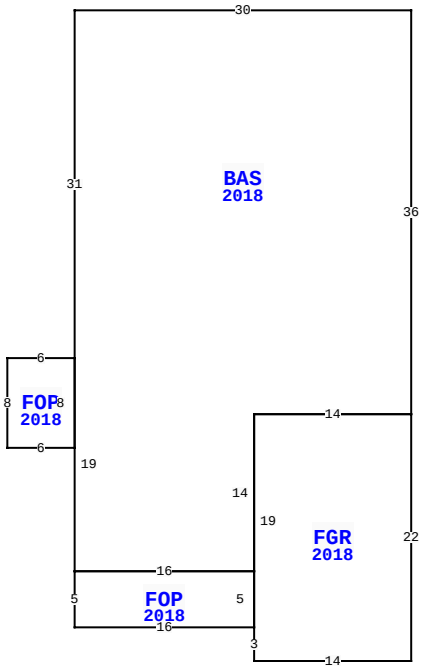
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1,304	149,977
FGR	308	55	169	19,437
FOP	48	30	14	1,610
FOP	80	30	24	2,761
TOTALS	1,740		1,511	173,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,511	131.3760	118.57	179,159	2018	2018	0	0	0	3.00	97.00

2 SINGLE FAM – 0% - 0 Heated Area: 1304 HX Base Yr



W FIRST AV, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	912,359
TOTAL MARKET OB/XF VALUE	30,043
TOTAL LAND VALUE - MARKET	120,000
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ASSESSED VALUE	959,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,958
TOTAL JUST VALUE	1,062,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	900,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2139/0239	7/31/2017	WD	U	V	37	8,000
GRANTOR: NELSON TOMMY P/R						
GRANTEE: B Y FRANKLIN PROPER						
0112/0002	5/27/1971	MS	U	V		0
GRANTOR: STATE OF FLORIDA						
GRANTEE: NELSON LEON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S31 FOP=[YR=2018] W6 S8 E6 N8$ S19
FOP=[YR=2018] S5 E16 FGR=[YR=2018] S3 E14 N22 W14 S19$ N5
W16$ E16 N14 E14 N36$.

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 05/17/2019 BY TW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS

BLK 153 LOTS 3 THRU 18
IN OR 2139/239
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B Y FRANKLIN PROPERTIES INC
PO BOX 878
HILLIARD, FL 32046

2023

08-3N-24-2380-0153-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

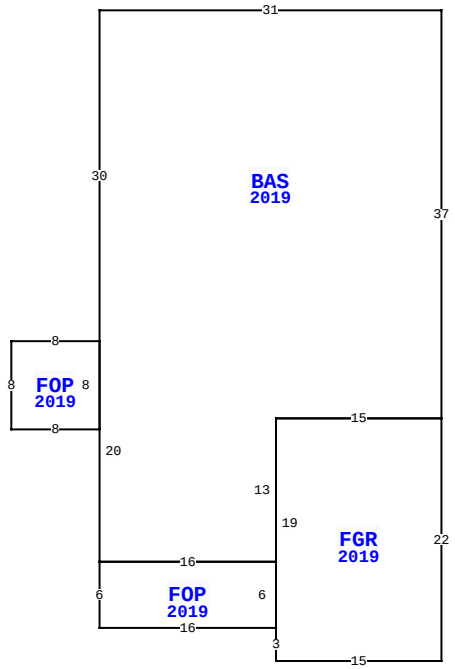
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,355	100	1,355	157,047
FGR	330	55	182	21,094
FOP	64	30	19	2,202
FOP	96	30	29	3,362
TOTALS	1,845		1,585	183,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,585	131.3760	118.57	187,933	2019	2019	0	0	0	2.25	97.75

3 SINGLE FAM – 0% - 0 Heated Area: 1355 HX Base Yr



W FIRST AV, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	912,359
TOTAL MARKET OB/XF VALUE	30,043
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	1,062,402
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ASSESSED VALUE	959,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,958
TOTAL JUST VALUE	1,062,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	900,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2139/0239	7/31/2017	WD	U	V	37	8,000
GRANTOR: NELSON TOMMY P/R						
GRANTEE: B Y FRANKLIN PROPER						
0112/0002	5/27/1971	MS	U	V		0
GRANTOR: STATE OF FLORIDA						
GRANTEE: NELSON LEON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 S30 FOP=[YR=2019] W8 S8 E8 N8$ S20
FOP=[YR=2019] S6 E16 FGR=[YR=2019] S3 E15 N22 W15 S19$ N6
W16$ E16 N13 E15 N37$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/17/2019 BY TW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS

BLK 153 LOTS 3 THRU 18
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PO BOX 878
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2023

08-3N-24-2380-0153-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

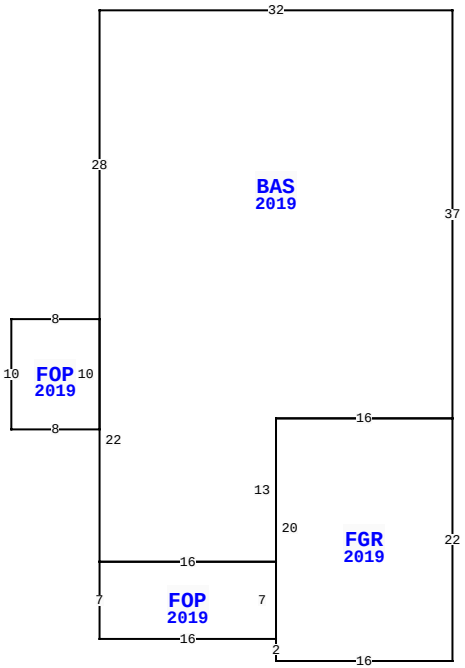
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	161,335
FGR	352	55	194	22,485
FOP	80	30	24	2,782
FOP	112	30	34	3,940
TOTALS	1,936		1,644	190,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,644	131.3760	118.57	194,929	2019	2019	0	0	0	2.25	97.75

4 SINGLE FAM – 0% - 0 Heated Area: 1392 HX Base Yr



W FIRST AV, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 4 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	912,359
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TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	1,062,402
SOH/AGL Deduction	102,444
ASSESSED VALUE	959,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,958
TOTAL JUST VALUE	1,062,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	900,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2139/0239	7/31/2017	WD	U	V	37	8,000
GRANTOR: NELSON TOMMY P/R						
GRANTEE: B Y FRANKLIN PROPER						
0112/0002	5/27/1971	MS	U	V		0
GRANTOR: STATE OF FLORIDA						
GRANTEE: NELSON LEON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W32 S28 FOP=[YR=2019] W8 S10 E8 N10$ S22 FOP=[YR=2019] S7 E16 FGR=[YR=2019] S2 E16 N22 W16 S20$ N7 W16$ E16 N13 E16 N37$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/17/2019 BY TW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS

BLK 153 LOTS 3 THRU 18
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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

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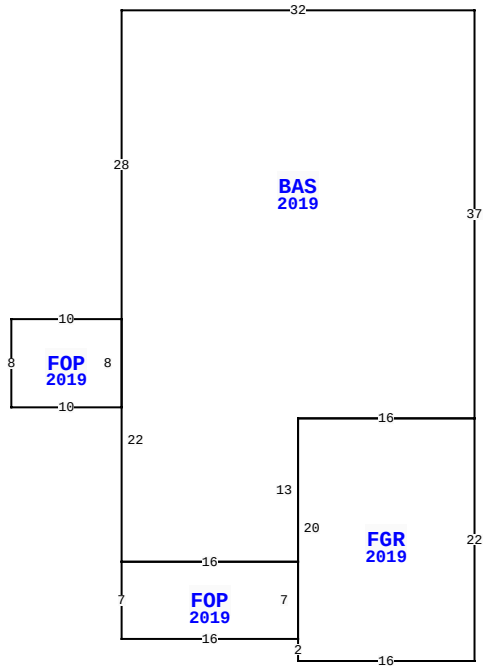
5 SINGLE FAM – 0% - 0 Heated Area: 1392 HX Base Yr



W FIRST AV, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: B Y FRANKLIN PROPER						
0112/0002	5/27/1971	MS	U	V		0
GRANTOR: STATE OF FLORIDA						
GRANTEE: NELSON LEON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W32 S28 FOP=[YR=2019] W10 S8 E10 N8$ S22 FOP=[YR=2019] S7 E16 FGR=[YR=2019] S2 E16 N22 W16 S20$ N7 W16$ E16 N13 E16 N37$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/17/2019 BY TW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS