

BLOCK 168 LOTS 17 THRU 20
IN OR 1586/888
EX E10 FT OF LOT 20

B Y FRANKLIN PROPERTIES INC
551856 US 1 STE 111
HILLIARD, FL 32046

2023

08-3N-24-2380-0168-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,632	100
FGR	360	55
FOP	52	30
FOP	117	30
TOTALS	2,161	1,881

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,881	105.0560	94.81	178,338	2004	2004	0	0	10.50	89.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1632 HX Base Yr												
BLD DATE						LGL DATE						
XF DATE						LAND DATE						
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				159,613			
TOTAL MARKET OB/XF VALUE				2,967			
TOTAL LAND VALUE - MARKET				27,000			
TOTAL MARKET VALUE				189,580			
SOH/AGL Deduction				18,083			
ASSESSED VALUE				171,497			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				171,497			
TOTAL JUST VALUE				189,580			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				162,044			

TOTALS		2,161	1,881		159,613		27047 NEW FRONT ST, HILLIARD					XF DATE				LAND DATE	
EXTRA FEATURES										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
1	0811	CONCRETE B	0	0	0	0	635.00	SF	5.20	5.20	100	2004	2004	3	86	2,840	
2	1127	BRICK 8"	0	0	8	3	24.00	SF	5.50	5.50	100	2004	2004	3	96	127	

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
1	000100	C	SFR	0	0006	R2	90.00	125.00	90.00	FF		1.00

TOTAL OB/XF												
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1.00	300.00	300.00	27,000									