BLK 181 LOTS 1 THRU 8
IN OR 1586/896
TOWN OF HILLIARD WEST S/D OF

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

2023

08-3N-24-2380-0181-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

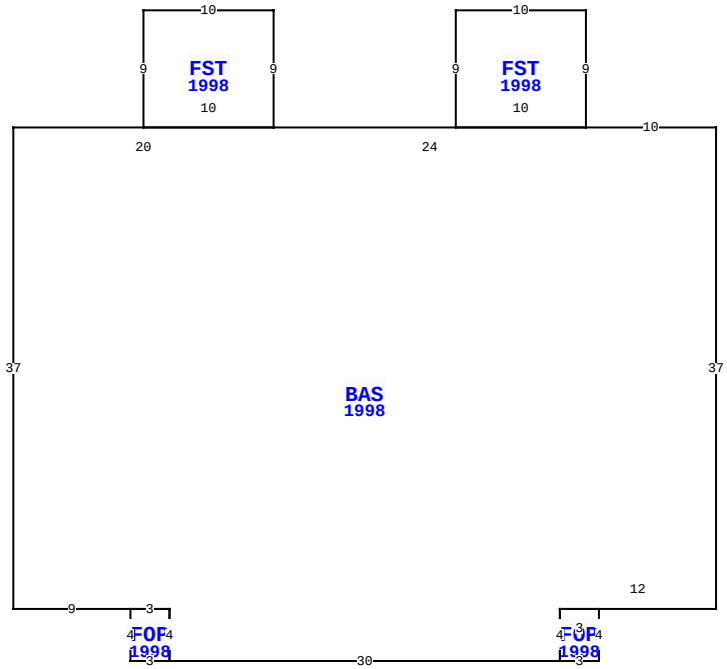
DOR CODE 0800 MULTI-FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,118	100	2,118	227,175
FOP	12	30	4	429
FOP	12	30	4	429
FST	90	55	50	5,363
FST	90	55	50	5,363
TOTALS	2,322		2,226	238,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,226	101.9200	121.54	270,548	1998	1998	0	0	0	11.75	88.25

1 DUPLEX – 0% - 0 Heated Area: 2118 HX Base Yr



27048 NEW FRONT ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	477,518
TOTAL MARKET OB/XF VALUE	23,624
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	561,142
SOH/AGL Deduction	179,762
ASSESSED VALUE	381,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,380
TOTAL JUST VALUE	561,142
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805072	NEW CONSTR	0	05/01/1998
9306091	MH MOVE-ON	0	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1586/0896	9/23/2008	QC	U	I	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: B Y FRANKLIN PROPER						
0764/1513	7/09/1996	QC	U	V	01	100
GRANTOR: FRANKLIN AUDRA D						
GRANTEE: FRANKLIN BOBBY Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 FST=[YR=1998] N9 W10 S9 E10 $ W24
FST=[YR=1998] N9 W10 S9 E10 $ W20 S37 E9 FOP=[YR=1998] S4 E3
N4 W3 $ E3 S4 E30 FOP=[YR=1998] E3 N4 W3 S4 $ N4 E12 N37 $.

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	7,670.00	SF	4.00	4.00	100	1998	1998	3	77	23,624	

LAND DESCRIPTION

TOTAL OB/XF 23,624

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	200.00	125.00	200.00	FF		1.00	1.00	1.00	300.00	300.00	60,000							

REVIEW DATE 01/31/2017 BY TWSB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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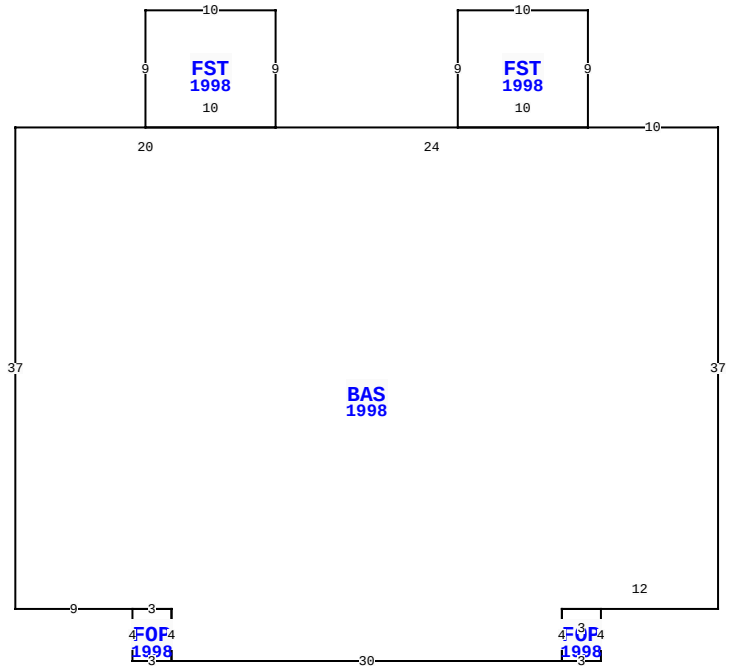

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N4 W3 $ E3 S4 E30 FOP=[YR=1998] E3 N4 W3 S4 $ N4 E12 N37 $.

EXTRA FEATURES

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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

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