

PT OF LOT 35 IN
OR 1631/1325 BEING PARCEL "B"
CORNWALL SURVEY S/D OF

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

2023

16-3N-24-2020-0034-0090



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																						
																	VALUATION BY STANDARD																						
																	Tax Group: 3						Tax Dist:																
																	BUILDING MARKET VALUE						0																
																	TOTAL MARKET OB/XF VALUE						0																
																	TOTAL LAND VALUE - MARKET						450																
																	TOTAL MARKET VALUE						450																
																	SOH/AGL Deduction						0																
																	ASSESSED VALUE						450																
																	TOTAL EXEMPTION VALUE						0																
																	BASE TAXABLE VALUE						450																
DOR CODE					1000							VACANT COMMERCIAL																											
MAP NUM												MKT AREA 06																											
NEIGHBORHOOD/LOC					6002.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					OFF N KINGS RD, HILLIARD																																		
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															
1	001000	C	COMMERCIAL	0	0004	C-1	0.00	0.00	0.03	AC		1.00	1.00	1.00	15,000.00	15,000.00	450																						
REVIEW DATE 01/01/2018					BY MH					Total Acres: 0.03					Total Land Value: 450					Market: 0					Agricultural: 0					Common: 450					PRINTED 08/02/2023 BY SYS				