

PARCEL 1-41 IN SEC 51 &
PARCEL 1-6 IN SEC 52-3N-27
IN OR 2091/533

RAYMOND FRANKLIN PROP LLC
C/O COLLEEN BELL, 3546 RICHMOND STREET
JACKSONVILLE, FL 32205

2023

51-3N-27-0000-0001-0410



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	22 PRECAST PN 50
Exterior Wall	25 MOD METAL 50
Roof Structure	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FNSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	03 FORCED AIR 100
Plumbing	18 100
Frame	05 STEEL 100
Story Height	22 100
RMS	12 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	4100 LIGHT MANUFACTURE

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	5,000	185	9,250	518,428
BAS	20,000	100	20,000	1,120,924
BAS	20,771	100	20,771	1,164,135
CAN	48	30	14	785
CAN	110	30	33	1,849
CAN	110	30	33	1,849
UUS	2,550	50	1,275	71,459

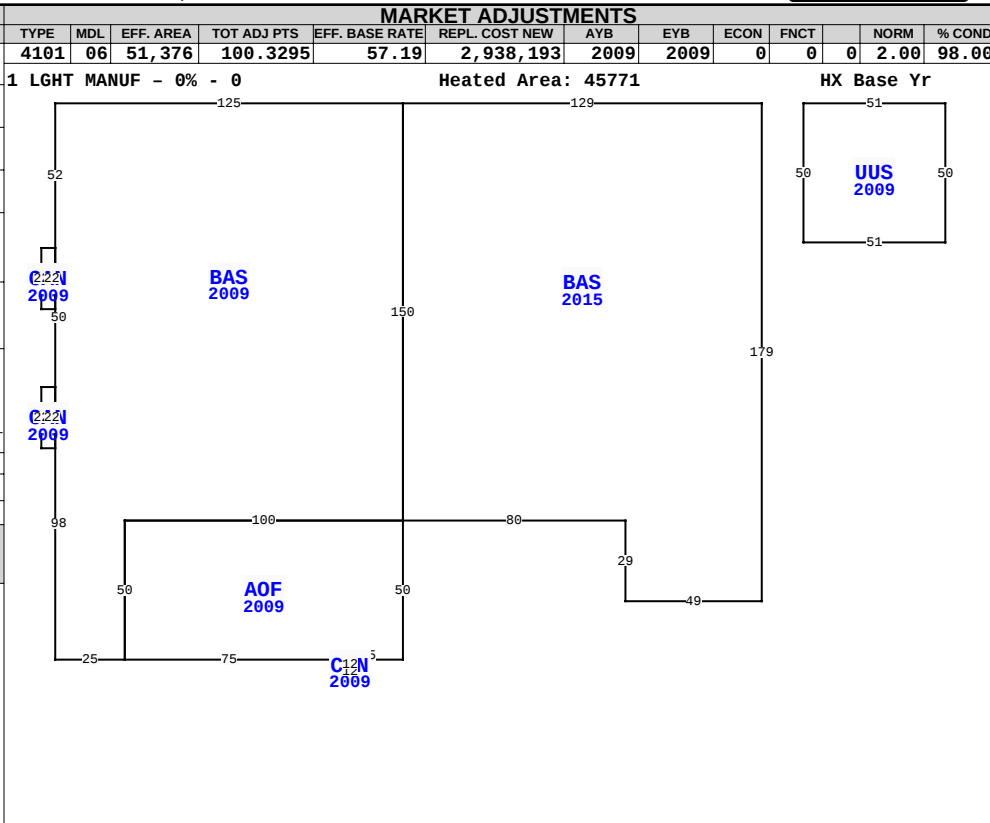
TOTALS	48,589	51,376	2,879,429
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EXTRA FEATURES	
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L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	37,874.00	SF	2.00	2.00	100	2009	2009	3	66	49,994	
2	0812	CONCRETE C	0	0	0	0	2,665.00	SF	4.00	4.00	100	2009	2009	3	91	9,701	
3	0812	CONCRETE C	0	0	0	0	14,506.00	SF	4.00	4.00	100	2009	2009	3	91	52,802	
4	0400	CONC CURB	0	0	0	0	283.00	LF	15.00	15.00	100	2009	2009	3	94	3,990	
5	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	100	1,500	
6	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2009	2009	3	94	118	
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2009	2009	3	78	11,840	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2009	2009	3	100	400	
9	6002	EL ROLL DR	0	0	0	0	3.00	UT	900.00	900.00	100	2009	2009	3	45	1,215	
10	0350	CARPORT WD	0	0	16	18	288.00	SF	13.00	13.00	100	2010	2010	3	50	1,872	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	353,700.00	SF		1.00	1.00	1.00	2.00	2.00	707,400							



BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	02/04/2022
INC DATE			AG DATE	

86475 GENE LASSERRE BLVD, YULEE	KK
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10	0350	CARPORT WD	0	0	16	18	288.00	SF	13.00	13.00	100	2010	2010	3	50	1,872	

TOTAL OB/IF	133,432
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	353,700.00	SF		1.00	1.00	1.00	2.00	2.00	707,400							

NASSAU COUNTY PROPERTY										PAGE 1 of 3		4
VALUATION SUMMARY												

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,879,429
TOTAL MARKET OB/IF VALUE	275,835
TOTAL LAND VALUE - MARKET	707,400
TOTAL MARKET VALUE	3,862,664
SOH/AGL Deduction	1,765,898
ASSESSED VALUE	2,096,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,096,766
TOTAL JUST VALUE	3,862,664
NCON VALUE	0
INCOME VALUE	11
PREVIOUS YEAR MKT VALUE	2,802,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1529013	20800 SF ADDITION	30,000	04/01/2015
M1520768	H/AC	2,400	03/01/2015
P1517955	NEW CONSTR	0	01/01/2015
B1529819	20800 SF ADDITION	1,502,659	01/01/2015
E24512	REMODEL	0	01/01/2012
B24990	ADDITION	61,600	08/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2091/0533	12/26/2016	QC	U	I	11		100
GRANTOR: MORRIS & LEE INC							
GRANTEE: RAYMOND FRANKLIN PR							
1626/0210	6/19/2009	WD	Q	V	01		340,000
GRANTOR: TERRAPOINTE LLC							
GRANTEE: MORRIS & LEE INC							

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=2015] W129 BAS=[YR=2009] W125 S52 CAN=[YR=2009] W5 S22 E5 N22\$ S50 CAN=[YR=2009] W5 S22 E5 N22\$ S98 E25 AOF=[YR=2009] E75 CAN=[YR=2009] S4 E12 N4 W12\$ E25 N50 W100 S50\$ N50 E100 N150\$ S150 E80 S29 E49 N179\$ PTR= E15 UUS=[YR=2009] E51 S50 W51 N50\$ W15\$.									

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JACKSONVILLE, FL 32205

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REVIEW DATE 02/04/2022 BY KK Total Acres: 0.00 Total Land Value: 707,400 Market: 0 Agricultural: 0 Common: 707,400 PRINTED 08/02/2023 BY SYS

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