PT N1/2 OF SEC 4-3N-23E
IN OR 2372/353

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

2024

04-3N-23-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

TURKEY CREEK PL, HILLIARD

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	390,740
TOTAL MARKET VALUE	10,327
SOH/AGL Deduction	0
ASSESSED VALUE	10,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,327
TOTAL JUST VALUE	390,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2372/0353	6/29/2020	WD	Q	V	01	425,000

GRANTOR: COPPS GARY NELSON & C

GRANTEE: B Y FRANKLIN PROPER

BUILDING NOTES

BUILDING DIMENSIONS

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
1	006000	A	PAST1/HAY	0		OR	0.00	0.00	27.91	AC		1.00	1.00	1.00	370.00	370.00	10,327							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	27.91	AC		1.00	1.00	1.00	14,000.00	14,000.00	390,740							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 27.91 Total Land Value: 10,327 Market: 390,740 Agricultural: 10,327 Common: 0 PRINTED 08/06/2024 BY SYS