

BLOCK 2 LOTS 3 & 4 &
N45 FT OF LOTS 1 & 2 (S-1)
TOWN OF HILLIARD

HOBBS GORDON FRANKLIN & CONNIE SUE/HOBBS BENJAMIN
15634 COUNTY ROAD 108
HILLIARD, FL 32046

2024

08-3N-24-2380-0002-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	136	100	136	3,275
BAS	442	100	442	10,644
BAS	2,088	100	2,088	50,279
TOTALS	2,666		2,666	64,198

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	58	24			1,392.00	SF	4.00
2	0430	CL FNC 6B	0	0	0	0			124.00	LF	9.70
3	0464	FNC GT 10'	0	0	0	0			2.00	UT	350.00
4	0465	FNC GT 15'	0	0	0	0			1.00	UT	450.00
6	0978	SECURTY LT	0	0	0	0			3.00	UT	450.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	C-1	255.00	400.00	102,000.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	04	2,666	56.1600	48.16	128,395	1973	1973	0	0	0 50.00	50.00
1 SERV SHOP - 0% - 0											
Heated Area: 2666											
HX Base Yr											
BAS 1993 BAS 1993 AOF 1993											
551520 US HWY 1, HILLIARD											
BLD DATE 01/17/2020 KKA LGL DATE 01/17/2020 KKA XF DATE 01/17/2020 KKA LAND DATE 01/17/2020 KKA INC DATE AG DATE											

TOTAL OB/XF											
2,260											
ADJ UNIT PRICE 2.00											
ADJ UNIT PRICE 2.00											
LAND VALUE 204,000											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		64,198	
TOTAL MARKET OB/XF VALUE		2,260	
TOTAL LAND VALUE - MARKET		204,000	
TOTAL MARKET VALUE		270,458	
SOH/AGL Deduction		115,127	
ASSESSED VALUE		155,331	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		155,331	
TOTAL JUST VALUE		270,458	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0611137	OTHER	0	10/27/2006
0611138	OTHER	0	10/27/2006
0611139	OTHER	0	10/27/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2658/851	8/02/2023	QC	U	I	11
GRANTOR: HOBBS GORDON FRANKLIN					
GRANTEE: HOBBS GORDON FRANKL					
1034/1734	2/04/2002	WD	U	I	07
GRANTOR: GRANTHAM WILLIAM ETAL					
GRANTEE: HOBBS GORDON & CONN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W58 S36 E58 AOF=[YR=1993] E17 N8 BAS=[YR=1993] N26 W17 S26 E17 \$ W17 S8 \$ N36 \$.											