

GREG FRANKLIN REAL ESTATE HOLDINGS LLC
PO BOX 610
HILLIARD, FL 32046

08-3N-24-2380-0013-0041

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

15

CONC BLOCK 80

Exterior Wall

05

AVERAGE 20

Roof Structure

01

FLAT 100

Roof Cover

04

BUILT-UP 100

Interior Wall

04

PLYWOOD 100

Interior Floor

03

CONC FINSH 100

Ceiling

02

F.NOT SUS 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Fixtures

7

100

Frame

03

MASONRY 100

Story Height

13 100

RMS

2 100

Stories

0

0 100

Units

0 100

BUD8 Adjustme

03

DIST HI 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

2500

REPAIR SERVICE

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

6002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

170

100

170

7,104

BAS

56

100

56

2,340

BAS

1,079

100

1,079

45,086

TOTALS

1,305

1,305

54,530

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

2501041,30597.461083.57109,059195719850050.0050.00

1SERV SHOP - 0% - 2023Heated Area: 1305HX Base Yr

BLD DATE

09/09/2020

KKA

LGL DATE

07/16/2024

REA

XF DATE

09/09/2020

KKA

LAND DATE

INC DATE

AG DATE

EXTRA FEATURES

551779 US HWY 1, 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

1

0810

CONCRETE A

00

00

246.00

SF

6.50

6.50

100

1980

1980

3

32.5

520

2

0978

SECURTY LT

00

00

3.00

UT

450.00

450.00

100

2010

2010

3

78

1,053

LAND DESCRIPTION

TOTAL OB/XF

1,573

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

002500

C

SRVC SHOPS

0

0004

C-1

-

0.00

0.00

14,375.00

SF

1.00

1.00

1.00

5.00

5.00

71,875

REVIEW DATE

09/24/2020

BY

KK

Total Acres:

0.00

Total Land Value:

71,875

Market:

0

Agricultural:

0

Common:

71,875

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE74,509

TOTAL MARKET OB/XF VALUE1,573

TOTAL MARKET VALUE71,875

TOTAL LAND VALUE - MARKET147,957

SOH/AGL Deduction13,899

ASSESSED VALUE134,058

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE134,058

TOTAL JUST VALUE147,957

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE121,871

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2602/003810/27/2022WDUI40254,000

GRANTOR: ROWLAND HADDOCK ENTER

GRANTEE: GREG FRANKLIN REAL

2265/07093/19/2019WDUI30100

GRANTOR: HADDOCK ROWLAND G

GRANTEE: ROWLAND HADDOCK ENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=1993] W38 S29 E28 AOF=[YR=1993] E17 N10 W17 S10\$ N10 E17 N11 W7 N8\$ S8 E7 N8\$.

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