

BLOCK 46 LOTS PT OF 1 & 2(S-1)
& INCL LOTS 29 & 30 & 31
OF DAVIS HILLS SUB PB 5/7

FRANKLIN C E AKA CARROL E/
P O BOX 809
HILLIARD, FL 32046-0809

2024

08-3N-24-2380-0046-0011



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structure	09	RIDGE FRME 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing		0 100		
Frame	03	MASONRY 100		
Story Height		12 100		
RMS		37 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		03	Quality Level 03	
DOR CODE		4840	MINI STORAGE	
MAP NUM		MKT AREA		06
NEIGHBORHOOD/LOC		6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,096	100	4,096	73,223
UST	44	50	22	393
TOTALS	4,140		4,118	73,617

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4804	06	4,118	78.7085	31.09	128,029	1989	1989		0	0	42.50
1 MINI WAREH - 0% - 0 Heated Area: 4096 HX Base Yr											
32 128 32 128 4 4 128 4 4 128 4 4											
BAS 1993											
UST 1993											
BLD DATE 10/30/2020 KK LGL DATE 10/30/2020 KK											
XF DATE 10/30/2020 KK LAND DATE 10/30/2020 KK											
INC DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 11	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		453,553	
TOTAL MARKET OB/XF VALUE		104,487	
TOTAL LAND VALUE - MARKET		72,459	
TOTAL MARKET VALUE		630,499	
SOH/AGL Deduction		78,815	
ASSESSED VALUE		551,684	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		551,684	
TOTAL JUST VALUE		630,499	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		659,070	

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0812	CONCRETE C	0	0	0	0	4,068.00	SF	4.00	4.00	100	1989	1989	3
2	0812	CONCRETE C	0	0	0	0	1,628.00	SF	4.00	4.00	100	1992	1992	3
3	0812	CONCRETE C	0	0	0	0	7,470.00	SF	4.00	4.00	100	1995	1995	3
4	0430	CL FNC 6B	0	0	0	0	1,140.00	LF	9.70	9.70	100	1995	1995	3
5	0466	FNC GT 20'	0	0	0	0	2.00	UT	720.00	720.00	100	1995	1995	3
6	0812	CONCRETE C	0	0	0	0	1,343.00	SF	4.00	4.00	100	1996	1996	3
7	0812	CONCRETE C	0	0	0	0	4,962.00	SF	4.00	4.00	100	1997	1997	3
8	0812	CONCRETE C	0	0	0	0	3,136.00	SF	4.00	4.00	100	1998	1998	3
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3
10	4950	BOLLARD	0	0	0	0	80.00	UT	100.00	100.00	100	2006	2006	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	004800	C	WAREHOUSE	0	0006	C-1	0.00	0.00	86,684.00	SF		1.00	1.00	1.00
2	000115	C	SFR ACRES	0	0006	C-1	0.00	0.00	0.27	AC		1.00	1.00	1.00
3	000115	C	SFR ACRES	0	0006	C-1	0.00	0.00	1.29	AC		1.00	1.00	1.00
TOTAL OB/XF 74,953														
TOTAL OB/XF 74,953														
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
0.35	0.35	30,339												
27,000.00	27,000.00	7,290												
27,000.00	27,000.00	34,830												

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BUILDING CHARACTERISTICS		
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Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001	00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	38,526
TOTALS	2,080		2,080	38,526

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0812	CONCRETE C	0	0	0	0	8,058.00	SF	4.00	4.00	
12	0978	SECURTY LT	0	0	0	0	17.00	UT	225.00	225.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4804	06	2,080	76.5458	30.24	62,899	1992	1992	0	0	0	38.75
2 MINI WAREH - 0% - 0											
Heated Area: 2080 HX Base Yr											
BAS 1993											
37151 ALMA ST, HILLIARD											
BLD DATE 10/30/2020 KK LGL DATE 10/30/2020 KK											
XF DATE 10/30/2020 KK LAND DATE 10/30/2020 KK											
INC DATE AG DATE											

TOTAL OB/XF											
29,534											

TOTAL OB/XF											
29,534											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		453,553	
TOTAL MARKET OB/XF VALUE		104,487	
TOTAL LAND VALUE - MARKET		72,459	
TOTAL MARKET VALUE		630,499	
SOH/AGL Deduction		78,815	
ASSESSED VALUE		551,684	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		551,684	
TOTAL JUST VALUE		630,499	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		659,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0497/0894	9/01/1986	WD	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W65 S32 E65 N32\$.							

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Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing		0 100		
Frame	03	MASONRY 100		
Story Height		10 100		
RMS		12 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	4840	MINI STORAGE		
MAP NUM		MKT AREA	06	
NEIGHBORHOOD/LOC	6001	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	1,638	32,271
TOTALS	1,638		1,638	32,271

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	1,638	76.7390	30.31	49,648	1995	1995	0	0	0	35.00	65.00

4 MINI WAREH - 0% - 0

Heated Area: 1638

HX Base Yr

26

63

63

26

BAS
1995

BLD DATE

10/30/2020

KK

LGL DATE

10/30/2020

W

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