



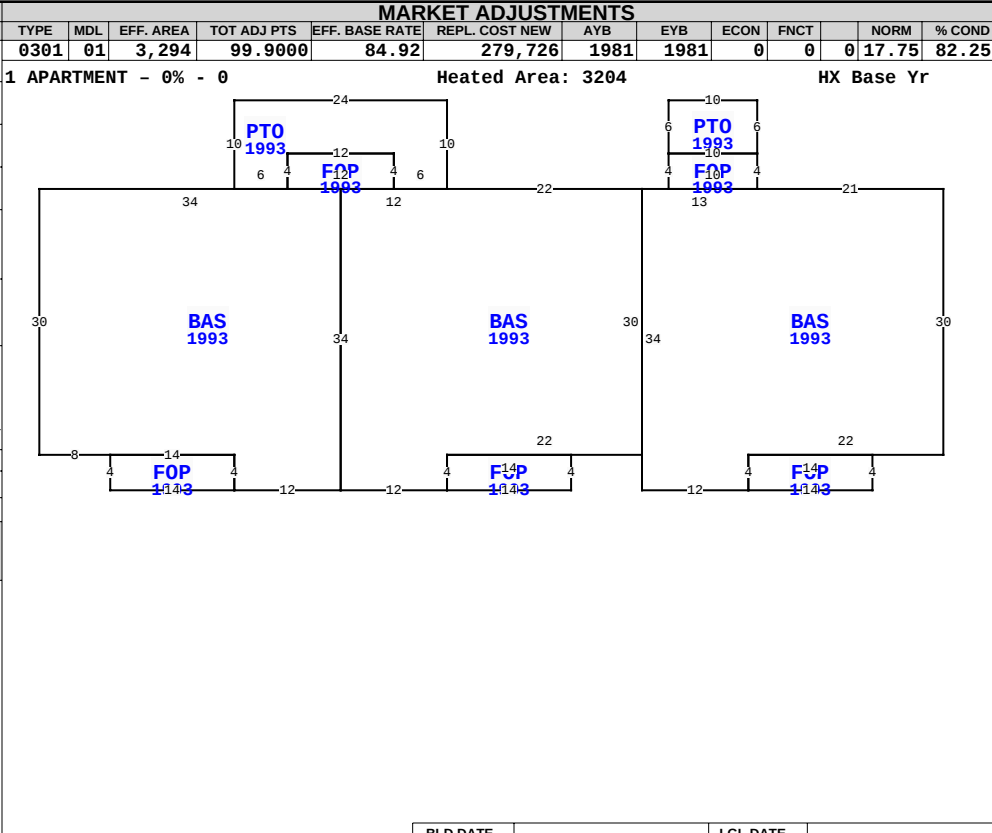
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	74,597
BAS	1,068	100	1,068	74,597
BAS	1,068	100	1,068	74,597
FOP	40	30	12	838
FOP	48	30	14	978
FOP	56	30	17	1,188
FOP	56	30	17	1,188
FOP	56	30	17	1,188
PTO	60	5	3	210
PTO	192	5	10	698
TOTALS	3,712		3,294	230,075

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	917.00	SF	5.20	5.20	
2	0812	CONCRETE C	0	0	0	0	2,840.00	SF	4.00	4.00	
3	0811	CONCRETE B	0	0	0	0	597.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000820	C	APARTMENTS	0	0006	R-3	300.00	125.00	300.00	FF	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
27428 W SECOND AV, HILLIARD			

TOTAL OB/XF											
8,204											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 3	
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										682,428	
TOTAL MARKET OB/XF VALUE										8,204	
TOTAL LAND VALUE - MARKET										81,000	
TOTAL MARKET VALUE										771,632	
SOH/AGL Deduction										59,393	
ASSESSED VALUE										712,239	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										712,239	
TOTAL JUST VALUE										771,632	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										798,388	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9503055	REMODEL	5,000	03/20/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2441/1786	3/11/2021	WD	U	I	30	300,000			
GRANTOR:FRANKLIN BOBBY Y									
GRANTEE: B Y FRANKLIN PROPE									
2441/1785	3/11/2021	QC	U	I	11	100			
GRANTOR: L & B LANDS INC									
GRANTEE:FRANKLIN BOBBY Y									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W21 FOP=[YR=1993] N4 PTO=[YR=1993] N6 W10 S6 E10 \$ W10 S4 E10 \$ W13 BAS=[YR=1993] W22 PTO=[YR=1993] N10 W24 S10 E6 FOP=[YR=1993] E12 N4 W12 S4 \$ N4 E12 S4 E6 \$ W12 BAS=[YR=1993] W34 S30 E8 FOP=[YR=1993] S4 E14 N4 W14 \$ E14 S4 E12 N34 \$ S34 E12 FOP=[YR=1993] E14 N4 W14 S4 \$ N4 E22 N30 \$ S34 E12 FOP=[YR=1993] E14 N4 W14 S4 \$ N4 E22 N30 \$.											

[illegible]

REVIEW DATE	06/09/2020	BY	TWA	Total Acres: 0.00	Total Land Value: 81,000	Market: 0	Agricultural: 0	Common: 81,000	PRINTED 08/06/2024 BY SYS
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