BLOCK 168 LOTS 17 THRU 20
IN OR 1586/888
EX E10 FT OF LOT 20

B Y FRANKLIN PROPERTIES INC
551856 US 1 STE 111
HILLIARD, FL 32046

2024

08-3N-24-2380-0168-0170

BUILDING CHARACTERISTICS

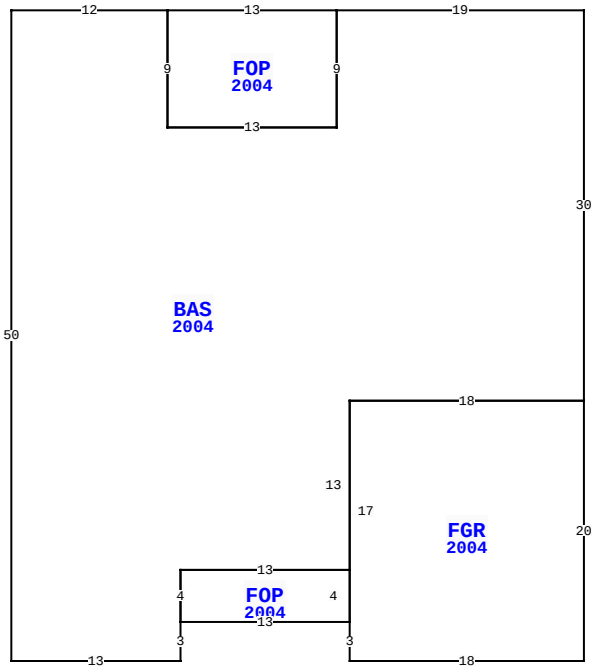
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE 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	1,632	100	1,632	144,551
FGR	360	55	198	17,537
FOP	52	30	16	1,417
FOP	117	30	35	3,100
TOTALS	2,161		1,881	166,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,881	105.0560	99.80	187,724	2004	2004	0	0	0	11.25	88.75

1 SINGLE FAM – 0% - 0 Heated Area: 1632 HX Base Yr



27047 NEW FRONT ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	166,605
TOTAL MARKET OB/XF VALUE	2,901
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	196,506
SOH/AGL Deduction	7,859
ASSESSED VALUE	188,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,647
TOTAL JUST VALUE	196,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1586/0888	9/23/2008	QC	U	I	01	100

GRANTOR: FRANKLIN BOBBY Y

GRANTEE: B Y FRANKLIN PROPER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 FOP=[YR=2004] W13 S9 E13 N9$ S9 W13 N9 W12 S50 E13 N3 FOP=[YR=2004] E13 FGR=[YR=2004] S3 E18 N20 W18 S17$ N4 W13 S4$ N4 E13 N13 E18 N30$.

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
1	0811	CONCRETE B	0	0	0	0	635.00	SF	5.20	5.20	100	2004	2004	3	84	2,774	
2	1127	BRICK 8"	0	0	8	3	24.00	SF	5.50	5.50	100	2004	2004	3	96	127	

LAND DESCRIPTION

TOTAL OB/XF 2,901

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	000100	C	SFR	0	0006	R-2	90.00	125.00	90.00	FF		1.00	1.00	1.00	300.00	300.00	27,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/06/2024 BY SYS