

BLOCK 169 LOTS 1 THRU 8
IN OR 1473/822
TOWN OF HILLIARD

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

2024

08-3N-24-2380-0169-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	12	100
Bathrooms	6	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	0	100
Units	6	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	6,746	100	6,746	402,635
FOP	170	30	51	3,044
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TOTALS	7,256		6,899	411,766

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	7,979.00	SF	4.00	4.00	
2	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAM	0	0006	R-3	200.00	125.00	200.00	FF	

REVIEW DATE 04/29/2021 BY TWJH

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0301	03	6,899	88.0515	74.84	516,321	1989	1994	0	0	20.25	79.75
1 APARTMENT - 0% - 0											
Heated Area: 6746 HX Base Yr											

27385 W FIRST AVE, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
18,440											

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		411,766	
TOTAL MARKET OB/XF VALUE		18,440	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		490,206	
SOH/AGL Deduction		123,259	
ASSESSED VALUE		366,947	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		366,947	
TOTAL JUST VALUE		490,206	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		509,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210046	XFOB	2,200	03/12/2021
20180076	REPAIR/RRF	0	04/16/2018
0703052	REPAIR/RRF	0	03/28/2007
	NEW CONSTR	125,000	02/13/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1473/0822	1/22/2007	WD	U	I	01	100	
GRANTOR: FRANKLIN BOBBY Y							
GRANTEE: B Y FRANKLIN PROPER							
0693/0163	11/30/1993	QC	U	I	01	100	
GRANTOR: FRANKLIN BOBBY & LAMO							
GRANTEE: FRANKLIN BOBBY Y							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W50 N4 W51 S4 W50 S48 E17 FOP=[YR=1993] E17 N10 W17 S10\$ N10 E17 S10 E17 N4 E16 FOP=[YR=1993] E17 N10 W17S10\$ N10 E17 S10 E16 S4 E17 FOP=[YR=1993] E17 N10 W17 S10\$ N10 E17 S10 E17 N48\$.											

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