BLK 169 LOTS 19,20,21,23 & 24
IN OR 1473/814
TOWN OF HILLIARD WEST PBK 1-23

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

2024

08-3N-24-2380-0169-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
Quality	01	Quality Level 01

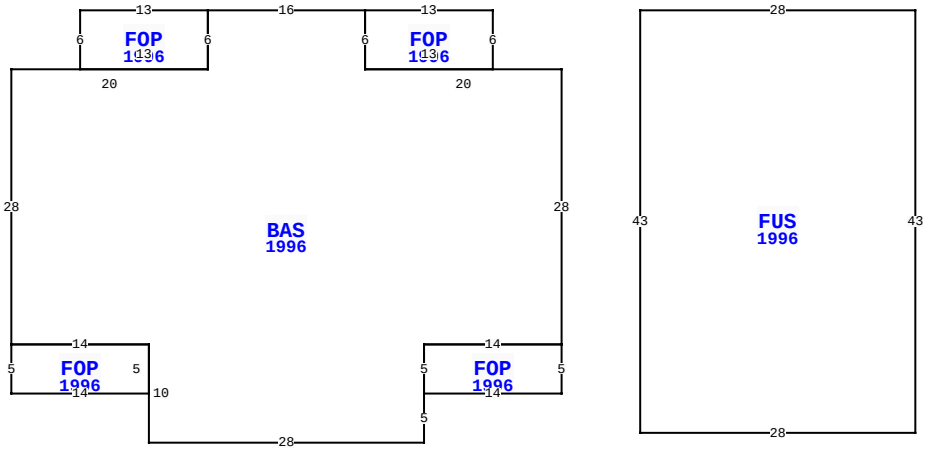
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	119,404
FOP	70	30	21	1,290
FOP	70	30	21	1,290
FOP	78	30	23	1,413
FOP	78	30	23	1,413
FUS	1,204	100	1,204	73,952
TOTALS	3,444		3,236	198,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,236	80.9640	68.82	222,702	1996	2001	0	0	0	10.75	89.25

1 APARTMENT – 0% - 0 Heated Area: 3148 HX Base Yr



27376 NEW FRONT ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	359,848
TOTAL MARKET OB/XF VALUE	28,766
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	433,614
SOH/AGL Deduction	121,920
ASSESSED VALUE	311,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,694
TOTAL JUST VALUE	433,614
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190029	REPAIR/RRF	0	01/24/2019
20100075	XFOB	2,000	06/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/0814	1/22/2007	WD	U	I	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: B Y FRANKLIN PROPER						
0760/0215	5/17/1996	QC	U	V	01	100
GRANTOR: FRANKLIN BOBBY Y II						
GRANTEE: FRANKLIN BOBBY Y						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W13 BAS=[YR=1996] W16 FOP=[YR=1996] W13 S6 E13 N6$ S6 W20 S28 FOP=[YR=1996] S5 E14 N5 W14$ E14 S10E28 N5 FOP=[YR=1996] E14 N5 W14 S5$ N5 E14 N28 W20 N6$ S6 E13 N6$ PTR=E15 FUS=[YR=1996] E28 S43 W28 N43$ W15$.

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	0500	FP-PRE FAB	0	0	0	0	4.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	11,060	
2	0811	CONCRETE B	0	0	0	0	809.00	SF	5.20	5.20	100	1996	1996	3	72	3,029	
3	0500	FP-PRE FAB	0	0	0	0	4.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	11,200	
4	0811	CONCRETE B	0	0	0	0	916.00	SF	5.20	5.20	100	1997	1997	3	73	3,477	

LAND DESCRIPTION

TOTAL OB/XF 28,766

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	000800	C	MULTI-FAM	0	0006	R-3	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 03/07/2019 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

BLK 169 LOTS 19,20,21,23 & 24
IN OR 1473/814
TOWN OF HILLIARD WEST PBK 1-23

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

2024

08-3N-24-2380-0169-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
Quality	01	Quality Level 01

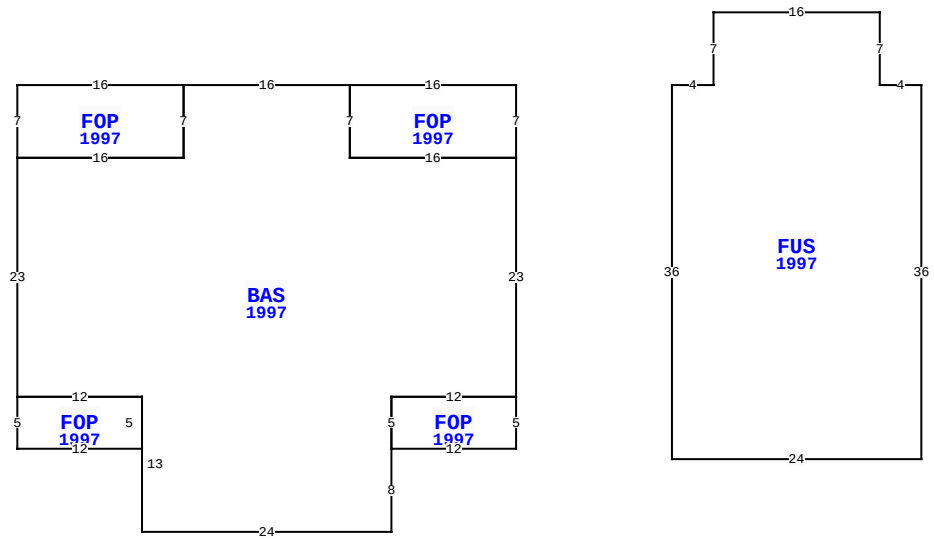
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1,528	94,378
FOP	60	30	18	1,112
FOP	60	30	18	1,112
FOP	112	30	34	2,100
FOP	112	30	34	2,100
FUS	976	100	976	60,283
TOTALS	2,848		2,608	161,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	2,608	80.9640	68.82	179,483	1997	2002	0	0	0	10.25	89.75

2 APARTMENT – 0% - 0 Heated Area: 2504 HX Base Yr



27376 NEW FRONT ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	359,848
TOTAL MARKET OB/XF VALUE	28,766
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	433,614
SOH/AGL Deduction	121,920
ASSESSED VALUE	311,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,694
TOTAL JUST VALUE	433,614
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/0814	1/22/2007	WD	U	I	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: B Y FRANKLIN PROPER						
0760/0215	5/17/1996	QC	U	V	01	100
GRANTOR: FRANKLIN BOBBY Y II						
GRANTEE: FRANKLIN BOBBY Y						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W16 BAS=[YR=1997] W16 FOP=[YR=1997] W16 S7 E16 N7 $ S7 W16 S23 FOP=[YR=1997] S5 E12 N5 W12 $ E12 S13 E24 N8 FOP=[YR=1997] E12 N5 W12 S5 $ N5 E12 N23 W16 N7 $ S7 E16 N7 $ PTR= E15 FUS=[YR=1997] E4 N7 E16 S7 E4 S36 W24 N36 $ W15 $.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/07/2019 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS