BLK 177 LOTS 13 & 14
IN OR 2723/1321 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

B Y FRANKLIN PROPERTIES INC
PO BOX 876
HILLIARD, FL 32046

2024

08-3N-24-2380-0177-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

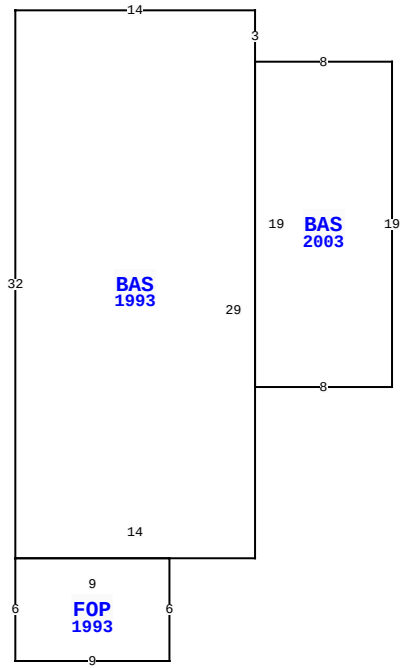
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100	448	21,885
BAS	152	100	152	7,426
FOP	54	30	16	782
TOTALS	654		616	30,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	616	93.5000	88.82	54,713	1948	1948	0	0	0	45.00	55.00

1 SINGLE FAM – 0% - 0 Heated Area: 600 HX Base Yr



175618 BAY RD, 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	30,092
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	45,092
SOH/AGL Deduction	1,371
ASSESSED VALUE	43,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,721
TOTAL JUST VALUE	45,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1321	7/08/2024	WD	U	I	30	10,000
GRANTOR: FRANKLIN BILLY J						
GRANTEE: B Y FRANKLIN PROPER						
1161/1774	8/13/2003	WD	U	I	06	2,500
GRANTOR: JONES ALLAN W						
GRANTEE: FRANKLIN BILLY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 BAS=[YR=1993] N3 W14 S32 FOP=[YR=1993] S6 E9 N6 W9$ E14 N29$ S19 E8 N19$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50.00	125.00	50.00	FF		1.00	1.00	1.00	300.00	300.00	15,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/06/2024 BY SYS