BLK 181 LOTS 13 THRU 24
IN OR 1586/892 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

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

2024

08-3N-24-2380-0181-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		3 100
Quality	01	Quality Level 01

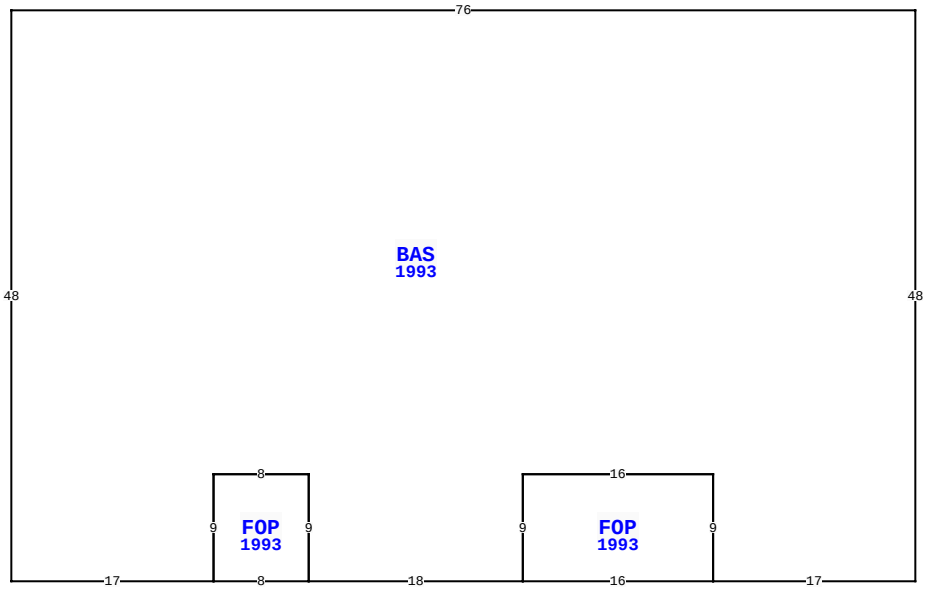
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,432	100	3,432	197,259
FOP	72	30	22	1,265
FOP	144	30	43	2,472
TOTALS	3,648		3,497	200,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,497	91.8060	78.04	272,906	1986	1986	0	0	0	26.35	73.65

1 APARTMENT – 0% - 0 Heated Area: 3432 HX Base Yr



175914 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	593,307
TOTAL MARKET OB/XF VALUE	13,644
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	696,951
SOH/AGL Deduction	181,725
ASSESSED VALUE	515,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	515,226
TOTAL JUST VALUE	696,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	717,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1586/0892	9/23/2008	QC	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

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S48 E17 FOP=[YR=1993] E8 N9 W8 S9 $ N9 E8 S9 E18 FOP=[YR=1993] E16 N9 W16 S9 $ N9 E16 S9 E17 N48 $.

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	0812	CONCRETE C	0	0	0	0	6,891.00	SF	4.00	4.00	100	1986	1986	3	49.5	13,644	

LAND DESCRIPTION

TOTAL OB/XF 13,644

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	300.00	125.00	300.00	FF		1.00	1.00	1.00	300.00	300.00	90,000							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS

BLK 181 LOTS 13 THRU 24
IN OR 1586/892 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

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

2024

08-3N-24-2380-0181-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	01	Quality Level 01

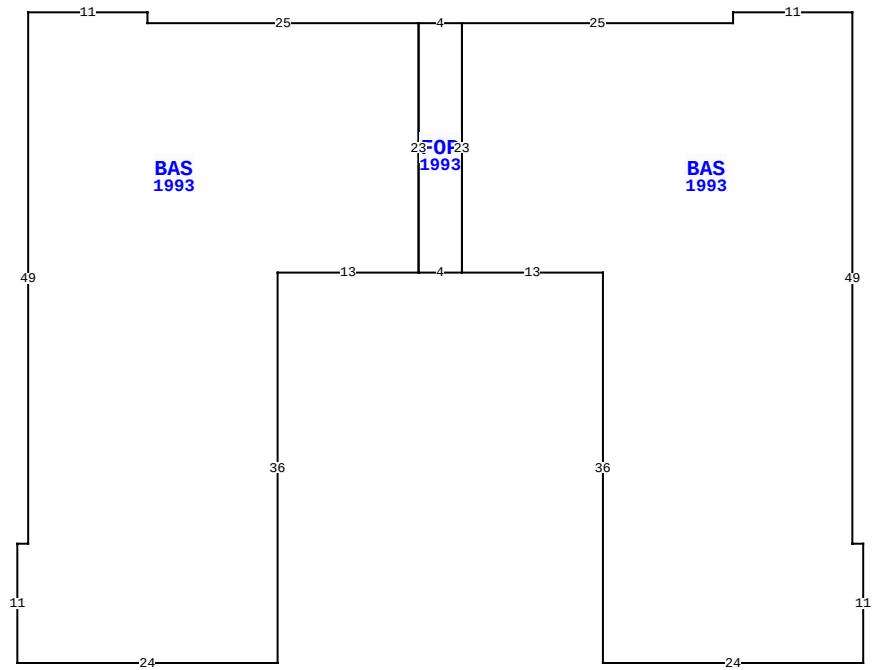
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	1,678	97,267
BAS	1,678	100	1,678	97,267
FOP	92	30	28	1,623
TOTALS	3,448		3,384	196,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,384	81.6660	69.42	234,917	1986	1986	0	0	0	16.50	83.50

2 APARTMENT – 0% - 0 Heated Area: 3356 HX Base Yr



175914 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL MARKET OB/XF VALUE	13,644
TOTAL LAND VALUE - MARKET	90,000
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ASSESSED VALUE	515,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	515,226
TOTAL JUST VALUE	696,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	717,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S1 W25 FOP=[YR=1993] W4 BAS=[YR=1993] W25 N1 W11 S49 W1 S11 E24 N36 E13 N23 $ S23 E4 N23 $ S23 E13 S36 E24 N11 W1 N49 $.

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 02/28/2024 BY WWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS

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Bathrooms		4 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	01	Quality Level 01

DOR CODE	0300	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
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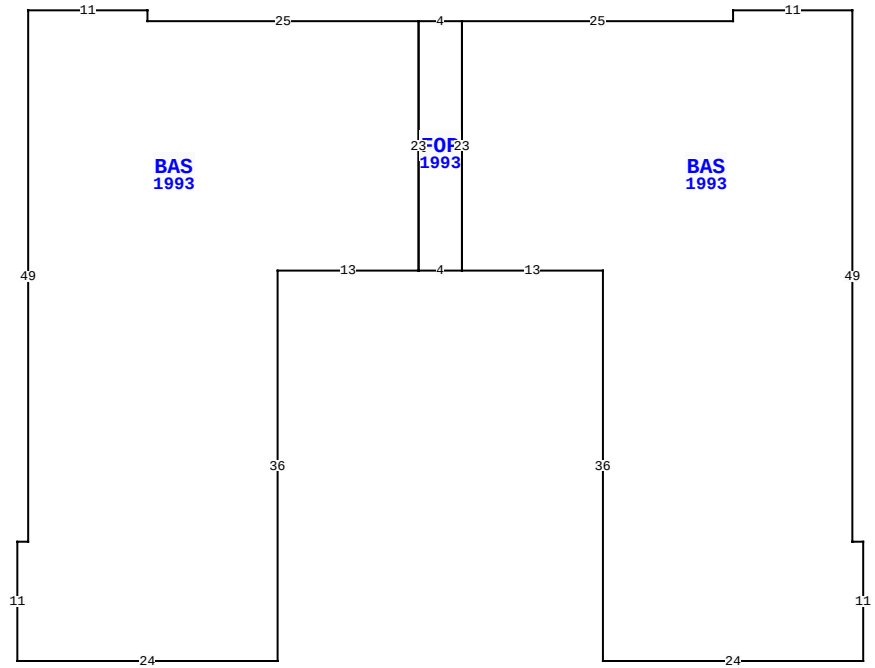

175914 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:
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GRANTOR: FRANKLIN BOBBY & LAMO						
GRANTEE: FRANKLIN BOBBY Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N49 W11 S1 W25 FOP=[YR=1993] W4
BAS=[YR=1993] W25 N1 W11 S49 W1 S11 E24 N36 E13 N23 $ S23 E4
N23 $ S23 E13 S36 E24 N11 $.

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

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