IN OR 1694/903
ESMT PT OR 1861/825
EX 2-1

B Y FRANKLIN PROPERTIES INC
551856 US HWY 1 STE #111
HILLIARD, FL 32046-8829

2024

16-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2024 DCA
INC DATE		AG DATE	03/08/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	245,740
TOTAL MARKET VALUE	3,910
SOH/AGL Deduction	0
ASSESSED VALUE	3,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,910
TOTAL JUST VALUE	245,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1694/0903	8/20/2010	WD	Q	V	02	100,000

GRANTOR: GALEONE VICTOR B AS B

GRANTEE: B Y FRANKLIN PROPER

BUILDING NOTES

BUILDING DIMENSIONS

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	005601	A	TIMB2-3 SI	0		M-1	0.00	0.00	11.17	AC		1.00	1.00	1.00	350.00	350.00	3,910							
2	009910	M	MKT.VAL.AG	0		M-1	0.00	0.00	11.17	AC		1.00	1.00	1.00	22,000.00	22,000.00	245,740							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 11.17 Total Land Value: 3,910 Market: 245,740 Agricultural: 3,910 Common: 0 PRINTED 08/06/2024 BY SYS