PT OF LOT 35 IN
OR 1631/1325 BEING PARCEL "B"
CORNWALL SURVEY S/D OF

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

2024

16-3N-24-2020-0034-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

OFF N KINGS 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	450
TOTAL MARKET VALUE	450
SOH/AGL Deduction	0
ASSESSED VALUE	450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450
TOTAL JUST VALUE	450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1631/1325	7/20/2009	WD	U	V	15	37,000

GRANTOR: REEVES PRESTON S & TA

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	001000	C	COMMERCIAL	0	0004	C-1	- 0.00	0.00	0.03	AC		1.00	1.00	1.00	15,000.00	15,000.00	450							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.03 Total Land Value: 450 Market: 0 Agricultural: 0 Common: 450 PRINTED 08/06/2024 BY SYS