PT OF LOTS 35 & 36 IN
OR 1471/41 BEING PARCEL "21"
CORNWALL SURVEY S/D OF

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

2024

16-3N-24-2020-0035-0030

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	06/15/2023 MLU
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	99,250
TOTAL MARKET VALUE	1,648
SOH/AGL Deduction	0
ASSESSED VALUE	1,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,648
TOTAL JUST VALUE	99,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1471/0041	1/11/2007	WD	U	V	21	137,500
GRANTOR: NEW FORESTRY LLC						
GRANTEE: B Y FRANKLIN PROPER						
0942/0488	7/25/2000	WD	U	I	07	100
GRANTOR: SUNTRUST BANK TRUSTEE						
GRANTEE: NEW FORESTRY LLC						

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	005600	A	TIMBER 3 SI	0		C-1	-100.00	465.00	3.97	AC		1.00	1.00	1.00	415.00	415.00	1,648							
2	009910	M	MKT.VAL.AG	0		C-1	- 0.00	0.00	3.97	AC		1.00	1.00	1.00	25,000.00	25,000.00	99,250							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 3.97 Total Land Value: 1,648 Market: 99,250 Agricultural: 1,648 Common: 0 PRINTED 08/06/2024 BY SYS