

PT OF LOT 23 & 24
A/K/A LOT 5
DEER RUN UNR PLAT

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

2024

17-3N-24-2020-0023-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 12,420 TOTAL MARKET VALUE 12,420 SOH/AGL Deduction 105 ASSESSED VALUE 12,315 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,315 TOTAL JUST VALUE 12,420 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 193,929																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1683/0317</td> <td>6/08/2010</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>75,000</td> </tr> </tbody> </table> GRANTOR: AMERICAN BANKING COMP GRANTEE: B Y FRANKLIN PROPER 1666/1981 3/15/2010 CT U I 18 100 GRANTOR: CLERK OF COURT GRANTEE: AMERICAN BANKING CO										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1683/0317	6/08/2010	WD	U	I	11	75,000
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TOTALS EXTRA FEATURES										N KRISTIE CIR, HILLIARD <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE													
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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																											
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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																			
1	000000	C	VAC RES	0	0005	R-3	0.00	0.00	0.23	AC		1.00	1.00	2.00	27,000.00	54,000.00	12,420																										
REVIEW DATE 07/10/2024 BY KBA Total Acres: 0.23 Total Land Value: 12,420 Market: 0 Agricultural: 0 Common: 12,420 PRINTED 08/06/2024 BY SYS																																											