

FRANKLIN CARROL E & JUDY W
PO BOX 809
HILLIARD, FL 32046-0809

2024

33-2N-25-0000-0015-0250

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																																											
Exterior Wall		05	AVERAGE 100		0820	02	832	122.6000	85.82	71,402	1991	1991	0	0	70.00	30.00	6																																											
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 0										Heated Area: 832										HX Base Yr																																			
Roof Cover		12	MODULAR MT 100		26 32 26 BAS 1993																				VALUATION BY										DIRECT_CAP																									
Interior Wall		05	DRYWALL 100																						Tax Group: 6										Tax Dist:																									
Interior Floo		14	CARPET 90																						BUILDING MARKET VALUE										2,839,832																									
Interior Floo		08	SHT VINYL 10																						TOTAL MARKET OB/XF VALUE										0																									
Air Condition		03	CENTRAL 100																						TOTAL LAND VALUE - MARKET										0																									
Heating Type		04	AIR DUCTED 100																						TOTAL MARKET VALUE										2,839,832																									
Bedrooms			2 100																						SOH/AGL Deduction										1,362,386																									
Bathrooms			2 100																						ASSESSED VALUE										1,477,446																									
Frame		02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE										0																									
Stories		1.	1. 100																						BASE TAXABLE VALUE										1,477,446																									
Units			0 100												TOTAL JUST VALUE										2,839,832																																			
															NCON VALUE										0																																			
															INCOME VALUE										2,839,832																																			
															PREVIOUS YEAR MKT VALUE										2,839,832																																			
Quality		03	Quality Level 03												PERMIT NUM										DESCRIPTION										AMT										ISSUED															
DOR CODE		4840	MINI STORAGE												19004604										NEW CONSTR										1,165,250										12/10/2019															
MAP NUM			MKT AREA		08										M12950										MECH OTHER										0										05/01/2007															
NEIGHBORHOOD/LOC		8001	00												M12950										MECH OTHER										0										05/01/2007															
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												P11721										OTHER										0										11/01/2006									
BAS		832	100		832		21,421												C15874										CO ISSUED										76,160										08/01/2005											
																			C15875										CO ISSUED										167,400										08/01/2005											

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CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 7																																																																																																																																																														
ELEMENT		CD	15		CONC BLOCK 100		4804		06	5,436		79.0133		31.21		169,658		2007		2007		0		0		20.00		80.00																																																																																																																																																						
Exterior Wall		09	12		MODULAR MT 100		4		MINI WAREH - 0% - 0		Heated Area: 5436		HX Base Yr		Tax Group: 6		Tax Dist:		DIRECT_CAP		2,839,832		0		0		0																																																																																																																																																							
Roof Structur		09	01		MINIMUM 100		36		151		36		151		BAS 2007		BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		SOH/AGL Deduction		ASSESSED VALUE		TOTAL EXEMPTION VALUE		BASE TAXABLE VALUE		TOTAL JUST VALUE		NCON VALUE		INCOME VALUE		PREVIOUS YEAR MKT VALUE																																																																																																																																											
Roof Cover		12	03		CONC FINSH 100		04		NONE 100		01		NONE 100		01		NONE 100		03		MASONRY 100		10		100		29		100		1.1		100		00		.100		0		100		NONE 100																																																																																																																																							
Interior Wall		01	03		CONC FINSH 100		04		NONE 100		01		NONE 100		01		NONE 100		03		MASONRY 100		10		100		29		100		1.1		100		00		.100		0		100		NONE 100																																																																																																																																							
Interior Floo		03	04		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		03		MASONRY 100		10		100		29		100		1.1		100		00		.100		0		100		NONE 100																																																																																																																																							
Ceiling		04	01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		03		MASONRY 100		10		100		29		100		1.1		100		00		.100		0		100		NONE 100																																																																																																																																							
Air Condition		01	01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		03		MASONRY 100		10		100		29		100		1.1		100		00		.100		0		100		NONE 100																																																																																																																																							
Heating Type		01	03		MASONRY 100		10		100		29		100		1.1		100		00		.100		0		100		NONE		100		Quality		03		Quality Level 03		DOR CODE		4840		MINI STORAGE		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		5,436		100		5,436		135,726		TOTALS		5,436		5,436		135,726		BLD DATE		05/13/2022		KK HS		LGL DATE		05/13/2022		HS		EXTRA FEATURES		541468 US HWY 1, CALLAHAN		BLD DATE		05/13/2022		KK HS		LGL DATE		05/13/2022		HS		OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE		2012/1524		11/04/2015		FJ U		I I		18		100		GRANTOR: RJC TRUCKING CO ETAL		GRANTEE: FRANKLIN CARROL E &		2006/0682		9/17/2015		SW U		I I		37		21,000		GRANTOR: CONWAY DELORIS M, BOB		GRANTEE: FRANKLIN CARROL E &		BUILDING NOTES		BAS=[YR=2007] W151S36E151N36S.		BUILDING DIMENSIONS		REVIEW DATE		05/13/2022		BY HS		Total Acres: 1.28		Total Land Value: 0		Market: 0		Agricultural: 0		Common: 0		PRINTED 08/06/2024 BY SYS	
Plumbing Frame		03	01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		03		MASONRY 100		10		100		29		100		1.1		100		00		.100		0		100		NONE 100		Quality		03		Quality Level 03		DOR CODE		4840		MINI STORAGE		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		5,436		100		5,436		135,726		TOTALS		5,436		5,436		135,726		BLD DATE		05/13/2022		KK HS		LGL DATE		05/13/2022		HS		EXTRA FEATURES		541468 US HWY 1, CALLAHAN		BLD DATE		05/13/2022		KK HS		LGL DATE		05/13/2022		HS		OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE		2012/1524		11/04/2015		FJ U		I I		18		100		GRANTOR: RJC TRUCKING CO ETAL		GRANTEE: FRANKLIN CARROL E &		2006/068																									

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ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY															
Exterior Wall		15		CONC BLOCK 100		4804		06		5,436		79.0133		31.21		169,658		2007		2007				0		0		20.00		80.00		VALUATION BY					DIRECT_CAP								
Roof Structur		09		RIDGE FRME 100		5		MINI WAREH		- 0%		- 0				Heated Area: 5436																Tax Group: 6					Tax Dist:								
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					2,839,832								
Interior Wall		01		MINIMUM 100																												TOTAL MARKET OB/XF VALUE					0								
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					0								
Ceiling		04		NONE 100																												TOTAL MARKET VALUE					2,839,832								
Air Condition		01		NONE 100																												SOH/AGL Deduction					1,362,386								
Heating Type		01		NONE 100																												ASSESSED VALUE					1,477,446								
Plumbing				0 100																												TOTAL EXEMPTION VALUE					0								
Frame		03		MASONRY 100																												BASE TAXABLE VALUE					1,477,446								
Story Height				10 100																												TOTAL JUST VALUE					2,839,832								
RMS				29 100																												NCON VALUE					0								
Stories		1.		1. 100																												INCOME VALUE					2,839,832								
Class		00		. 100																												PREVIOUS YEAR MKT VALUE					2,839,832								
Units		00		0 100																																									
Occupancy		00		NONE 100																																									
Quality		03		Quality Level 03																																									
DOR CODE		4840		MINI STORAGE																																									
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BAS		5,436		100		5,436		135,726																																					
TOTALS		5,436				5,436		135,726																																					
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/X																	

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