

PARCEL 1-41 IN SEC 51 &
PARCEL 1-6 IN SEC 52-3N-27
IN OR 2091/533

RAYMOND FRANKLIN PROP LLC
C/O COLLEEN BELL, 3546 RICHMOND STREET
JACKSONVILLE, FL 32205

2024

51-3N-27-0000-0001-0410



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	22 PRECAST PN 50
Exterior Wall	25 MOD METAL 50
Roof Structure	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FNISH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	03 FORCED AIR 100
Plumbing	18 100
Frame	05 STEEL 100
Story Height	22 100
RMS	12 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 4100LIGHT MANUFACTURE

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	5,000	185	9,250	492,860
BAS	20,000	100	20,000	1,065,642
BAS	20,771	100	20,771	1,106,722
CAN	48	30	14	746
CAN	110	30	33	1,759
CAN	110	30	33	1,759
UUS	2,550	50	1,275	67,935

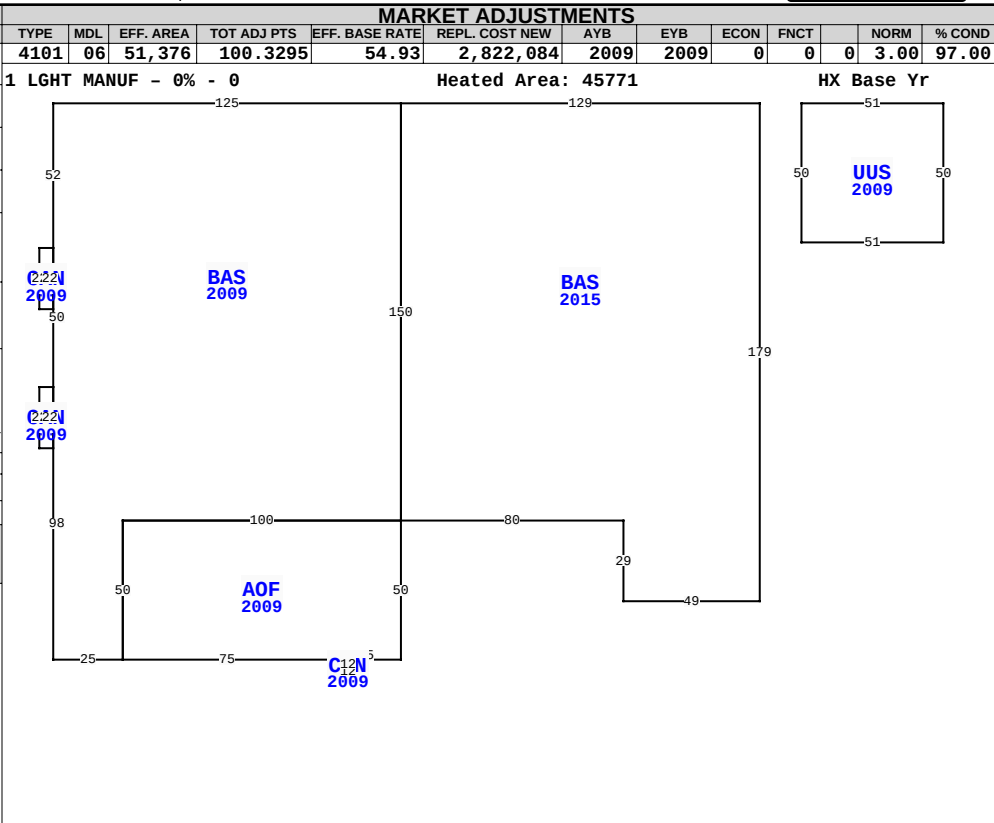
TOTALS 48,589 51,376 2,737,421

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/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	37,874.00	SF	2.00	2.00	100	2009	2009	3	64	48,479	
2	0812	CONCRETE C	0	0	0	0	2,665.00	SF	4.00	4.00	100	2009	2009	3	90	9,594	
3	0812	CONCRETE C	0	0	0	0	14,506.00	SF	4.00	4.00	100	2009	2009	3	90	52,222	
4	0400	CONC CURB	0	0	0	0	283.00	LF	15.00	15.00	100	2009	2009	3	93	3,948	
5	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	100	1,500	
6	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2009	2009	3	93	116	
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2009	2009	3	76	11,537	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2009	2009	3	100	400	
9	6002	EL ROLL DR	0	0	0	0	3.00	UT	900.00	900.00	100	2009	2009	3	40	1,080	
10	0350	CARPORT WD	0	0	16	18	288.00	SF	13.00	13.00	100	2010	2010	3	45	1,685	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	353,700.00	SF		1.00	1.00	1.00	3.25	3.25	1,149,525							



86475 GENE LASSERRE BLVD, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	06/20/2024
INC DATE			AG DATE	TD

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10	0350	CARPORT WD	0	0	16	18	288.00	SF	13.00	13.00	100	2010	2010	3	45	1,685	

TOTAL OB/XF 130,561

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1	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	353,700.00	SF		1.00	1.00	1.00	3.25	3.25	1,149,525							

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		2,737,421	
TOTAL MARKET OB/XF VALUE		271,244	
TOTAL LAND VALUE - MARKET		1,149,525	
TOTAL MARKET VALUE		4,158,190	
SOH/AGL Deduction		1,851,747	
ASSESSED VALUE		2,306,443	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,306,443	
TOTAL JUST VALUE		4,158,190	
NCON VALUE		0	
INCOME VALUE		11	
PREVIOUS YEAR MKT VALUE		3,862,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1529013	20800 SF ADDITION	30,000	04/01/2015
M1520768	H/AC	2,400	03/01/2015
P1517955	NEW CONSTR	0	01/01/2015
B1529819	20800 SF ADDITION	1,502,659	01/01/2015
E24512	REMODEL	0	01/01/2012
B24990	ADDITION	61,600	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/0533	12/26/2016	QC U	I	I	11	100
GRANTOR: MORRIS & LEE INC						
GRANTEE: RAYMOND FRANKLIN PR						
1626/0210	6/19/2009	WD	Q	V	01	340,000
GRANTOR: TERRAPOINTE LLC						
GRANTEE: MORRIS & LEE INC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W129 BAS=[YR=2009] W125 S52 CAN=[YR=2009] W5 S22 E5 N22\$ S50 CAN=[YR=2009] W5 S22 E5 N22\$ S98 E25 AOF=[YR=2009] E75 CAN=[YR=2009] S4 E12 N4 W12\$ E25 N50 W100 S50\$ N50 E100 N150\$ S150 E80 S29 E49 N179\$ PTR= E15 UUS=[YR=2009] E51 S50 W51 N50\$ W15\$.	

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