PT BLKS 25,27 & PT OF ABND 8TH
ST IN OR 1266/10
TOWN OF HILLIARD PBK 1/28

FRANKLIN SUZANNE D/
552093 US HWY 1
HILLIARD, FL 32046

2025

05-3N-24-0000-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

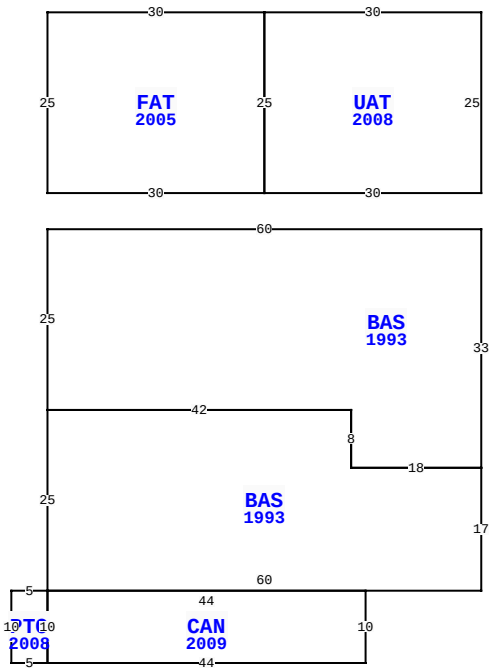
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	05	STEEL 100
Common Wall		23 100
Story Height		18 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	00	QUALITY Level 01
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1993	1,356	51,746
BAS	1,644	100	1993	1,644	62,736
CAN	440	30	2009	132	5,037
FAT	750	20	2005	150	5,724
PTO	50	5	2008	2	76
UAT	750	10	2008	75	2,862
TOTALS	4,990			3,359	128,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
1101	04	3,359	78.1607	109.03	366,232	1987	1987	0	0	15	50.00	35.00

1 RETAILSTOR – 0% - 0 Heated Area: 3225 HX Base Yr



552093 US HWY 1, HILLIARD

BLD DATE	04/29/2021	TWJH	LGL DATE		
XF DATE	02/20/2019	KK	LAND DATE	04/29/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	649,101
TOTAL MARKET OB/XF VALUE	12,442
TOTAL LAND VALUE - MARKET	167,705
TOTAL MARKET VALUE	829,248
SOH/AGL Deduction	165,740
ASSESSED VALUE	663,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	663,508
TOTAL JUST VALUE	829,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	819,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210003	REMODEL	32,900	01/12/2021
20130088	NEW CONSTR	0	11/25/2013
20100045	SIGN	100	07/08/2010
B0802026	ADDITION	22,500	02/28/2008
9003024	REMODEL	8,290	03/20/1990
763	XFOB	32,800	05/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1808	8/12/2019	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: FRANKLIN SUZANNE						
1266/0010	10/15/2004	WD	Q	I		150,000
GRANTOR: REEVES JOHN BYRON						
GRANTEE: FRANKLIN KENNETH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S25 BAS=[YR=1993] S25 PTO=[YR=2008] W5S10E5N10$ CAN=[YR=2009] S10 E44 N10 W44$ E60 N17 W18 N8 W42$ E42 S8 E18 N33$ PTR= N30 UAT=[YR=2008] W30 FAT=[YR=2005] W30 S25 E30 N25$ S25 E30 N25$ S30$.

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
1	0803	ASPHALT C	0	0	0	0	5,086.00	SF	2.00	2.00	100	1987	1987	3	50	5,086	
2	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2003	2003	3	58	783	
3	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2008	2008	3	91	205	
4	0097	AWNING CN	0	0	0	0	17.00	SF	65.00	65.00	100	2008	2008	3	48	530	
5	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2008	2008	3	48	187	
6	0474	VF 4 RAIL	0	0	0	0	78.00	LF	4.63	4.63	100	2008	2008	3	72	260	
7	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	1987	1987	3	49.5	618	
8	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	40	1,920	
9	0443	STK FNC 6'	0	0	0	0	369.00	LF	10.00	10.00	100	2016	2016	3	70	2,583	
10	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2021	2021	3	99	270	

TOTAL OB/XF 12,442

LAND DESCRIPTION

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	001100	C	STORE 1FLR	0	0004	C-1	-250.00	275.00	67,082.00	SF		1.00	1.00	1.00	2.50	2.50	167,705							

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 167,705 Market: 0 Agricultural: 0 Common: 167,705 PRINTED 07/30/2025 BY SYS

PT BLKS 25,27 & PT OF ABND 8TH
ST IN OR 1266/10
TOWN OF HILLIARD PBK 1/28

FRANKLIN SUZANNE D/
552093 US HWY 1
HILLIARD, FL 32046

2025

05-3N-24-0000-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 90
Interior Floo	09	PINE WOOD 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	05	STEEL 100
Common Wall		28 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

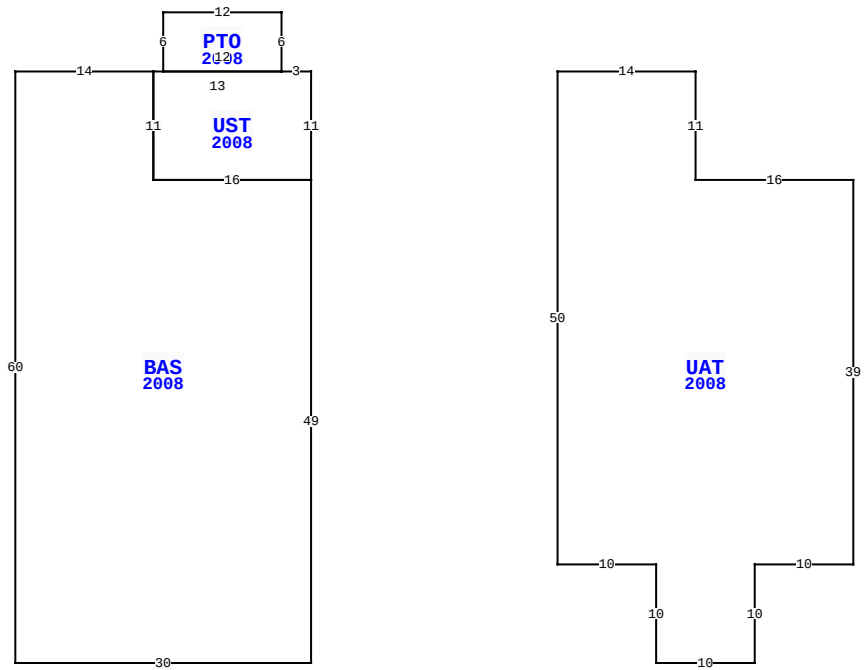
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	2008	1,624	167,307
PTO	72	5	2008	4	412
UAT	1,424	10	2008	142	14,629
UST	176	40	2008	70	7,212
TOTALS	3,296			1,840	189,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,840	83.9217	117.07	215,409	2008	2008	0	0	0	12.00	88.00

2 RETAILSTOR – 0% - 0 Heated Area: 1766 HX Base Yr



552093 US HWY 1, HILLIARD

BLD DATE	04/29/2021	TWJH	LGL DATE	
XF DATE	02/20/2019	KK	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	649,101
TOTAL MARKET OB/XF VALUE	12,442
TOTAL LAND VALUE - MARKET	167,705
TOTAL MARKET VALUE	829,248
SOH/AGL Deduction	165,740
ASSESSED VALUE	663,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	663,508
TOTAL JUST VALUE	829,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	819,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1808	8/12/2019	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: FRANKLIN SUZANNE						
1266/0010	10/15/2004	WD	Q	I		150,000
GRANTOR: REEVES JOHN BYRON						
GRANTEE: FRANKLIN KENNETH D						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W3 PTO=[YR=2008] N6 W12 S6 E12$ W13
BAS=[YR=2008] W14 S60 E30 N49 W16 N11$ S11 E16 N11$ PTR= E25
UAT=[YR=2008] E14 S11 E16 S39 W10 S10 W10 N10 W10 N50$ W25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 167,705 Market: 0 Agricultural: 0 Common: 167,705 PRINTED 07/30/2025 BY SYS

PT BLKS 25,27 & PT OF ABND 8TH
ST IN OR 1266/10
TOWN OF HILLIARD PBK 1/28

FRANKLIN SUZANNE D/
552093 US HWY 1
HILLIARD, FL 32046

2025

05-3N-24-0000-0034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

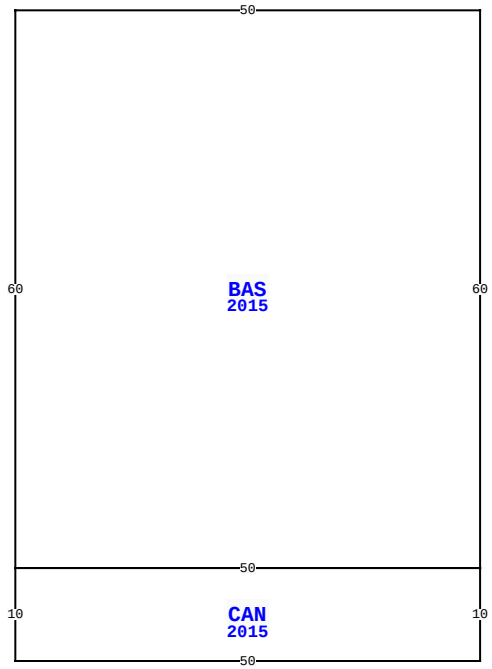
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	2015	3,000	315,581
CAN	500	30	2015	150	15,780
TOTALS	3,500			3,150	331,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,150	79.3728	110.73	348,800	2015	2015	0	0	0	5.00	95.00

3 RETAILSTOR – 0% - 0 Heated Area: 3000 HX Base Yr



552093 US HWY 1, HILLIARD

BLD DATE	04/29/2021	TWJH	LGL DATE		
XF DATE	02/20/2019	KK	LAND DATE	04/29/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	649,101
TOTAL MARKET OB/XF VALUE	12,442
TOTAL LAND VALUE - MARKET	167,705
TOTAL MARKET VALUE	829,248
SOH/AGL Deduction	165,740
ASSESSED VALUE	663,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	663,508
TOTAL JUST VALUE	829,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	819,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1808	8/12/2019	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: FRANKLIN SUZANNE						
1266/0010	10/15/2004	WD	Q	I		150,000
GRANTOR: REEVES JOHN BYRON						
GRANTEE: FRANKLIN KENNETH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W50 S60 CAN=[YR=2015] S10 E50 N10 W50$ E50 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 167,705 Market: 0 Agricultural: 0 Common: 167,705 PRINTED 07/30/2025 BY SYS