BLOCK 2 LOTS 3 & 4 &
N45 FT OF LOTS 1 & 2 (S-1)
TOWN OF HILLIARD

HOBBS GORDON FRANKLIN & CONNIE SUE/HOBBS BENJAMIN
15634 COUNTY ROAD 108
HILLIARD, FL 32046

2025

08-3N-24-2380-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

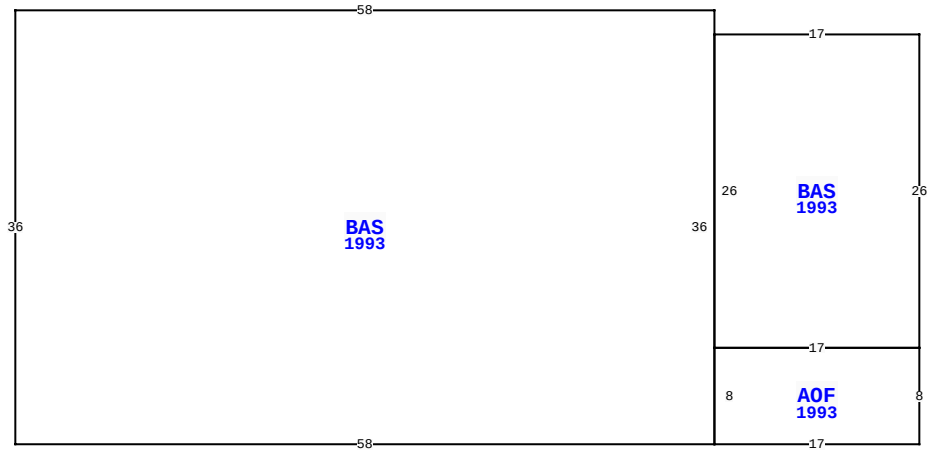
DOR CODE 2700 VEH SALE/REPAIR
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	136	100	1993	136	3,275
BAS	442	100	1993	442	10,644
BAS	2,088	100	1993	2,088	50,279
TOTALS	2,666			2,666	64,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	2,666	56.1600	48.16	128,395	1973	1973	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 2666 HX Base Yr



551520 US HWY 1, HILLIARD

BLD DATE	01/17/2020	KKA	LGL DATE	
XF DATE	01/17/2020	KKA	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,198
TOTAL MARKET OB/XF VALUE	2,180
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	321,378
SOH/AGL Deduction	150,514
ASSESSED VALUE	170,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,864
TOTAL JUST VALUE	321,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0611137	OTHER	0	10/27/2006
0611138	OTHER	0	10/27/2006
0611139	OTHER	0	10/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/851	8/02/2023	QC	U	I	11	100
GRANTOR: HOBBS GORDON FRANKLIN						
GRANTEE: HOBBS GORDON FRANKL						
1034/1734	2/04/2002	WD	U	I	07	100
GRANTOR: GRANTHAM WILLIAM ETAL						
GRANTEE: HOBBS GORDON & CONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S36 E58 AOF=[YR=1993] E17 N8 BAS=[YR=1993] N26 W17 S26 E17 $ W17 S8 $ N36 $.

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	0812	CONCRETE C	0	0	58	24	1,392.00	SF	4.00	4.00	100	1975	1975	3	25	1,392	
2	0430	CL FNC 6B	0	0	0	0	124.00	LF	9.70	9.70	100	1986	1986	3	22	265	
3	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1986	1986	3	22	154	
4	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1986	1986	3	22	99	
5	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1973	1973	3	20	270	

LAND DESCRIPTION

TOTAL OB/XF 2,180

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	002500	C	SRVC SHOPS	0	0004	C-1	-255.00	400.00	102,000.00	SF		1.00	1.00	1.00	2.50	2.50	255,000							

REVIEW DATE 01/17/2020 BY KKA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS