PT OF LOT 4
IN OR 2736/1021
ESMT IN OR 471/643

GREG FRANKLIN REAL ESTATE HOLDINGS LLC/
PO BOX 610
HILLIARD, FL 32046

2025

08-3N-24-2380-0015-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

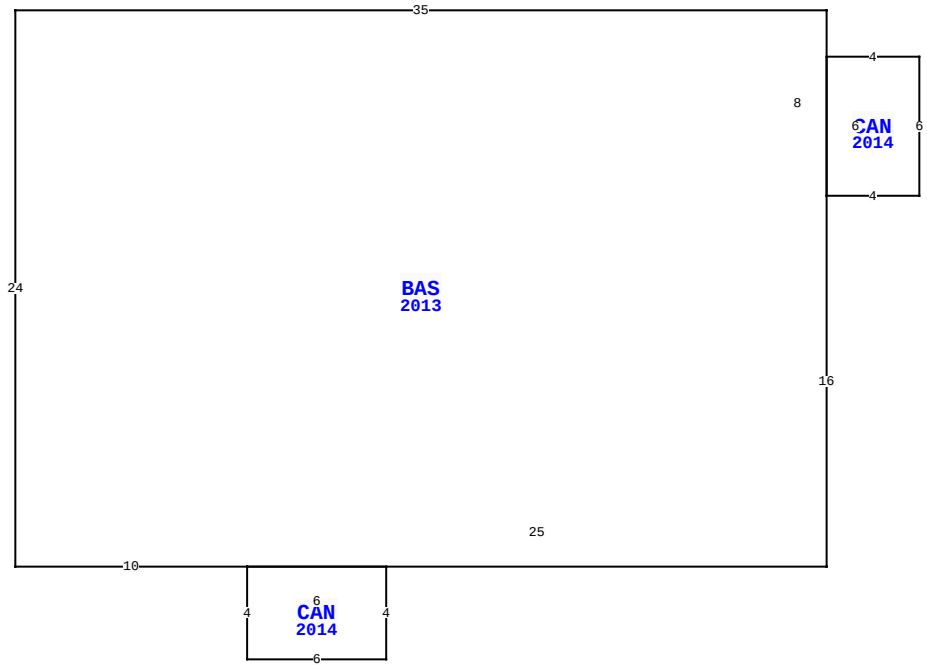
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2013	840	110,196
CAN	24	30	2014	7	918
CAN	24	30	2014	7	918
TOTALS	888			854	112,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	854	101.1150	141.06	120,465	2013	2013	0	0	0	7.00	93.00

2 RETAILSTOR – 0% - 2025 Heated Area: 840 HX Base Yr



551815 US HWY 1, HILLIARD

BLD DATE	12/03/2019	KKA	LGL DATE	
XF DATE	12/03/2019	KKA	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	112,032
TOTAL MARKET OB/XF VALUE	4,528
TOTAL LAND VALUE - MARKET	71,754
TOTAL MARKET VALUE	188,314
SOH/AGL Deduction	0
ASSESSED VALUE	188,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,314
TOTAL JUST VALUE	188,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130025	PLUMBING COMMERC.	0	03/15/2013
20130017	ROOF	0	03/04/2013
B1326752	DEMOLITION	0	01/01/2013
20110256	XFOB	5,000	12/08/2011
20100060	SIGN	200	05/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/1021	8/28/2024	WD	Q	I	01	225,000
GRANTOR: BACON DAVID M & PATRI						
GRANTEE: GREG FRANKLIN REAL						
2736/1019	8/19/2024	WD	U	I	11	100
GRANTOR: LAMOUNTAIN JACQUELINE						
GRANTEE: BACON DAVID M & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W35 S24 E10 CAN=[YR=2014] S4 E6 N4 W6$ E25 N16
CAN=[YR=2014] E4 N6 W4 S6$ N8$.

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	0810	CONCRETE A	0	0	34	14	476.00	SF	6.50	6.50	100	1980	1980	3	30	928	
2	0812	CONCRETE C	0	0	0	0	1,072.00	SF	4.00	4.00	100	1965	1965	3	20	858	
3	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2005	2005	3	100	300	
4	0424	CL FNC 6'	0	0	0	0	145.00	LF	20.00	20.00	100	2008	2008	3	72	2,088	
5	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2009	2009	3	74	259	
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2013	2013	3	95	95	

LAND DESCRIPTION

TOTAL OB/XF 4,528

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	-130.00	144.00	20,501.00	SF		1.00	1.00	1.00	3.50	3.50	71,754							

REVIEW DATE 12/03/2019 BY KKA Total Acres: 0.00 Total Land Value: 71,754 Market: 0 Agricultural: 0 Common: 71,754 PRINTED 07/30/2025 BY SYS