

BLOCK 18 PT OF LOTS 1-4 (S-8)&
PT OF LOT 2 (S-6)
IN OR 1617/225

B Y FRANKLIN PROPERTIES INC/
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

2025

08-3N-24-2380-0018-0018



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	25	MOD METAL 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		45 100
Frame	05	STEEL 100
Story Height		13 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1600	COMMUNITY SHOPPING
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	11,548	100	2005	11,548	621,571
BAS	570	100	2006	570	30,681
CAN	98	30	2005	29	1,561
CAN	1,192	30	2005	358	19,270
CAN	1,216	30	2005	365	19,646
TOTALS	14,624			12,870	692,728

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00
2	0964	HALON SYST	0	0	20	4	80.00	SF	50.00
3	0964	HALON SYST	0	0	20	4	80.00	SF	50.00
4	0381	COOLER	0	0	10	10	100.00	SF	82.50
5	0382	CHILLER	0	0	6	10	60.00	SF	92.50
6	0803	ASPHALT C	0	0	0	0	26,933.00	SF	2.00
7	0812	CONCRETE C	0	0	0	0	1,795.00	SF	4.00
8	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00
9	0424	CL FNC 6'	0	0	0	0	233.00	LF	20.00
10	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0004	C-1	211.00	260.00	62,990.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1601	04	12,870	96.9812	107.65	1,385,456	2005	2005	0	0
1 COMNTYSHOP - 0% - 0									
Heated Area: 12118									
HX Base Yr									
551876 US HY 1, HILLIARD									
BLD DATE	09/10/2020	KKA	LGL DATE						
XF DATE	09/10/2020	KKA	LAND DATE						
INC DATE			AG DATE						
04/29/2025 DC									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00
2	0964	HALON SYST	0	0	20	4	80.00	SF	50.00
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
3									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					692,728				
TOTAL MARKET OB/XF VALUE					59,172				
TOTAL LAND VALUE - MARKET					157,475				
TOTAL MARKET VALUE					909,375				
SOH/AGL Deduction					124,700				
ASSESSED VALUE					784,675				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					784,675				
TOTAL JUST VALUE					909,375				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					884,690				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140105	MISSYS KITCHEN	0	08/12/2014
20140104	MISSYS KITCHEN	0	08/11/2014
0386	ELEC OTHER	0	05/18/2005
0399	OTHER	0	05/17/2005
0401	OTHER	0	05/17/2005
0396	OTHER	2,600	05/12/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1617/0225	4/29/2009	QC	U	I	11	100			
GRANTOR: FRANKLIN BOBBY Y									
GRANTEE: B Y FRANKLIN PROPER									
1586/0893	9/23/2008	QC	Q	I	01	100			
GRANTOR: FRANKLIN BOBBY Y									
GRANTEE: B Y FRANKLIN PROPER									

BUILDING NOTES									

BUILDING DIMENSIONS									
CAN=[YR=2005] W145 D8 L8 S3 BAS=[YR=2005] S33									
CAN=[YR=2005] S14 E7 N14 W7\$ E7 S14 W7 S30 CAN=[YR=2005]									
D8 R8 E145 N8 W153\$ E153 N40 BAS=[YR=2006] N40 W19 S10 E5									
S20 E4 S10 E10\$ W10 N10 W4 N20 W5 N10 W126 S3 W8\$ E8 N3 E145									
N8\$.									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										3
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY															