

BLOCK 46 LOTS PT OF 1 & 2(S-1)
& INCL LOTS 29 & 30 & 31
OF DAVIS HILLS SUB PB 5/7

FRANKLIN C E AKA CARROL E/
P O BOX 809
HILLIARD, FL 32046-0809

2025

08-3N-24-2380-0046-0011



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 11																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																										
Exterior Wall	15	CONC BLOCK 100								4804	06	4,118	78.7085	30.70	126,423	1989	1989		0	0	0	43.75	56.25	VALUATION BY																									
Roof Structur	09	RIDGE FRME 100								1 MINI WAREH - 0% - 0														Heated Area: 4096								HX Base Yr																	
Roof Cover	01	MINIMUM 100																																															
Interior Wall	01	MINIMUM 100																																															
Interior Floo	03	CONC FINSH 100																																															
Ceiling	04	NONE 100																																															
Air Condition	01	NONE 100																																															
Heating Type	01	NONE 100																																															
Plumbing		0 100																																															
Frame	03	MASONRY 100																																															
Story Height		12 100																																															
RMS		37 100																																															
Stories	1.	1. 100																																															
Class	00	. 100																																															
Units		0 100																																															
Occupancy	00	NONE 100																																															
Quality		03 Quality Level 03																																															
DOR CODE		4840 MINI STORAGE																																															
MAP NUM										MKT AREA								06																															
NEIGHBORHOOD/LOC		6001.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	4,096	100	1993	4,096	70,733																																												
UST	44	50	1993	22	380																																												
TOTALS		4,140				4,118		71,113																																									
EXTRA FEATURES										37151 ALMA ST, HILLIARD																																							
BLD DATE		10/30/2020		KK		LGL DATE																																											
XF DATE		10/30/2020		KK		LAND DATE																																											
INC DATE		05/08/2025		DC		AG DATE																																											
						05/22/2025		MLU																																									
BUILDING NOTES																																																	
BUILDING DIMENSIONS																																																	
BAS=[YR=1993] W128 S32 UST=[YR=1993] S4 E11 N4 W11\$ E128 N32\$.																																																	
REVIEW DATE 10/30/2020 BY KK Total Acres: 3.55 Total Land Value: 156,884 Market: 0 Agricultural: 0 Common: 156,884 PRINTED 07/30/2025 BY SYS																																																	

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[illegible]

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	04	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Plumbing		0 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		15 100			
Stories	1.	1. 100			
Class	00	. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	4840	MINI STORAGE			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC	6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2006	1,248	29,490
CAN	130	30	2006	39	921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	1,287	78.1704	30.49	39,241	2006	2006	0	0	0	22.50	77.50

10 MINI WAREH - 0% - 0

Heated Area: 1248

HX Base Yr

13

96

10

13

BAS
2006

CAN
2006

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 11 of 11																								
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																		
Exterior Wall		15	CONC BLOCK 100		4804	06	3,504	76.9866	30.02	105,190		2006	2006		0	0	22.50	77.50	VALUATION BY										STANDARD																									
Roof Structur		09	RIDGE FRME 100		11 MINI WAREH - 0% - 0										Heated Area: 3504										HX Base Yr										Tax Group: 3										Tax Dist:									
Roof Cover		12	MODULAR MT 100		24 146 BAS 2006 146 24										BUILDING MARKET VALUE										439,489																													
Interior Wall		01	MINIMUM 100												TOTAL MARKET OB/XF VALUE										101,840																													
Interior Floo		03	CONC FINSH 100												TOTAL LAND VALUE - MARKET										156,884																													
Ceiling		04	NONE 100												TOTAL MARKET VALUE										698,213																													
Air Condition		01	NONE 100												SOH/AGL Deduction										91,361																													
Heating Type		01	NONE 100												ASSESSED VALUE										606,852																													
Plumbing			0 100												TOTAL EXEMPTION VALUE										0																													
Frame		03	MASONRY 100												BASE TAXABLE VALUE										606,852																													
Story Height			8 100												TOTAL JUST VALUE										698,213																													
RMS			14 100												NCON VALUE										0																													
Stories		0	0 100												INCOME VALUE										902,949																													
Class		00	. 100												PREVIOUS YEAR MKT VALUE										630,499																													
Units		0	0 100																																																			
Occupancy		00	NONE 100																																																			
Quality		03	Quality Level 03																																																			
DOR CODE		4840		MINI STORAGE																																																		
MAP NUM				MKT AREA		06																																																
NEIGHBORHOOD/LOC		6001.00																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																	
BAS	3,504	100	2006	3,504	81,522																																																	
TOTALS		3,504			3,504	81,522																																																
EXTRA FEATURES					37151 ALMA ST, HILLIARD										BLD DATE		10/30/2020		KK		LGL DATE		05/22/2025		MLU																													
					XF DATE		10/30/2020		KK		LAND DATE																																											
					INC DATE		05/08/2025		DC		AG DATE																																											
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																																				