BLOCK 48 LOTS 3 4 N OF
KINGS FERRY ROAD
IN OR 204 PG 34

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

2025

08-3N-24-2380-0048-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	00	QUALITY Level 03
Occupancy		100

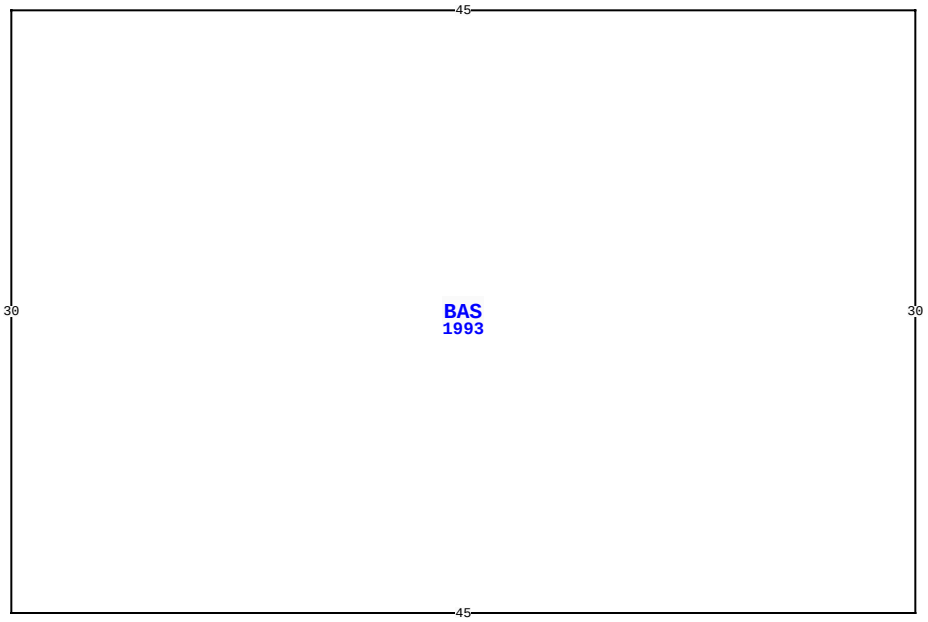
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	69,689
TOTALS	1,350			1,350	69,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,350	104.9738	147.49	199,112	1977	1982	0	0	0	65.00	35.00

1 OFFICE – 0% - 0 Heated Area: 1350 HX Base Yr



15924 CR 108, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025 DC
INC DATE	05/08/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,736
TOTAL MARKET OB/XF VALUE	7,984
TOTAL LAND VALUE - MARKET	55,750
TOTAL MARKET VALUE	173,470
SOH/AGL Deduction	0
ASSESSED VALUE	173,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,470
TOTAL JUST VALUE	173,470
NCON VALUE	0
INCOME VALUE	485,743
PREVIOUS YEAR MKT VALUE	172,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220067	REPAIR/RRF	0	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0100/0535	1/01/1970	TA	U	V		1,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S30 E45 N30$.

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	3,000.00	SF	2.00	2.00	100	1977	1977	3	50	3,000	
2	0812	CONCRETE C	0	0	0	0	2,700.00	SF	4.00	4.00	100	1985	1985	3	44	4,752	
3	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2000	2000	3	83	83	
4	0978	SECURTY LT	0	0	0	0	3.00	UT	225.00	225.00	100	1985	1985	3	22	149	

LAND DESCRIPTION

TOTAL OB/XF 7,984

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	004800	C	WAREHOUSE	0	0004	R-2	0.00	0.00	37,166.94	SF		1.00	1.00	1.00	1.50	1.50	55,750							

REVIEW DATE 04/27/2022 BY TWA Total Acres: 0.85 Total Land Value: 55,750 Market: 0 Agricultural: 0 Common: 55,750 PRINTED 07/30/2025 BY SYS

BLOCK 48 LOTS 3 4 N OF
KINGS FERRY ROAD
IN OR 204 PG 34

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

2025

08-3N-24-2380-0048-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		20 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

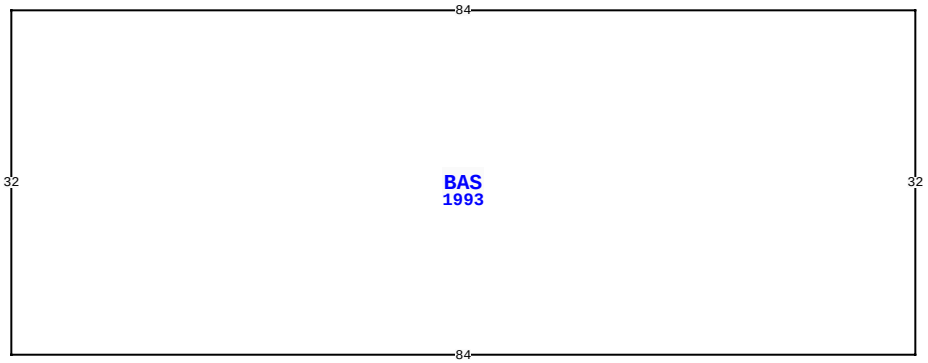
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,688	100	1993	2,688	40,047
TOTALS	2,688			2,688	40,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	2,688	74.5382	29.07	78,140	1985	1985	0	0	0	48.75	51.25

2 MINI WAREH – 0% - 0 Heated Area: 2688 HX Base Yr



15924 CR 108, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025 DC
INC DATE	05/08/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,736
TOTAL MARKET OB/XF VALUE	7,984
TOTAL LAND VALUE - MARKET	55,750
TOTAL MARKET VALUE	173,470
SOH/AGL Deduction	0
ASSESSED VALUE	173,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,470
TOTAL JUST VALUE	173,470
NCON VALUE	0
INCOME VALUE	485,743
PREVIOUS YEAR MKT VALUE	172,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0100/0535	1/01/1970	TA	U	V		1,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W84 S32 E84 N32 $.

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 04/27/2022 BY TWA Total Acres: 0.85 Total Land Value: 55,750 Market: 0 Agricultural: 0 Common: 55,750 PRINTED 07/30/2025 BY SYS