BLOCK 114 LOTS 4 THRU 9 &
LOTS 13 THRU 17 & 19 THRU 24
IN OR 1715/559

HOFFMAN JAMES
PO BOX 818
HILLIARD, FL 32046-0818

2025

08-3N-24-2380-0114-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SIXTH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	119,000
TOTAL MARKET VALUE	119,000
SOH/AGL Deduction	6,800
ASSESSED VALUE	112,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,200
TOTAL JUST VALUE	119,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1715/0559	12/09/2010	WD	U	V	31	5,700
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: HOFFMAN JAMES						
1694/1249	7/28/2010	QC	U	V	11	101,500
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: FRANKLIN MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0005	R-2	150.00	125.00	150.00	FF		1.00	1.00	0.80	350.00	280.00	42,000							
2	000100	C	RES	0	0005	R-2	125.00	125.00	125.00	FF		1.00	1.00	0.80	350.00	280.00	35,000							
3	000100	C	RES	0	0005	R-2	150.00	125.00	150.00	FF		1.00	1.00	0.80	350.00	280.00	42,000							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 07/30/2025 BY SYS