BLK 145 LOTS 7,8,& 9
IN OR 2506/1539
TOWN OF HILLIARD WEST S/D OF

34 M STREET LLC
532 ST CLAUDE PL
ST JOHNS, FL 32259

2025

08-3N-24-2380-0145-0070

NASSAU COUNTY PROPERTY

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

27313 W THIRD AVE, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	26,250
SOH/AGL Deduction	1,500
ASSESSED VALUE	24,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,750
TOTAL JUST VALUE	26,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210251	HOUSEMVING	0	11/29/2021
10-117	MH MOVE-ON	0	10/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2506/1539	10/15/2021	WD	Q	I	05	55,000
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: 34 M STREET LLC						
2244/1966	12/20/2018	WD	Q	I	01	40,000
GRANTOR: HOLLEY MARCUS W						
GRANTEE: FRANKLIN MICHAEL C						

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	0006	RM-4	75.00	125.00	75.00	FF		1.00	1.00	1.00	350.00	350.00	26,250							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 07/30/2025 BY SYS