BLOCK 146 LOTS 1 THRU 12
IN OR 1219/1217
TOWN OF HILLIARD

L & B LANDS INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046-0878

2025

08-3N-24-2380-0146-0010

BUILDING CHARACTERISTICS

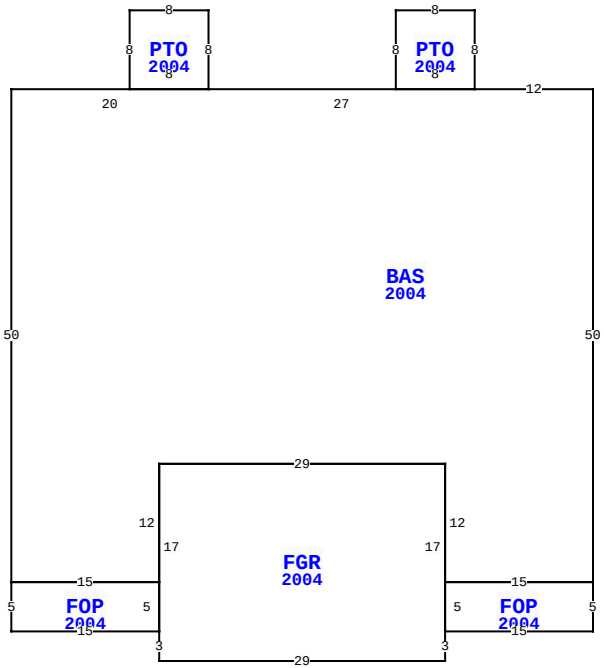
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
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	2,602	100	2004	2,602	218,076
FGR	580	55	2004	319	26,736
FOP	75	30	2004	22	1,843
FOP	75	30	2004	22	1,843
PTO	64	5	2004	3	252
PTO	64	5	2004	3	252
TOTALS	3,460			2,971	249,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	01	2,971	111.2000	94.52	280,819	2004	2004	0	0	0	11.33	88.67

1 APARTMENT – 0% - 0 Heated Area: 2602 HX Base Yr



27522 W THIRD AV, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	966,022
TOTAL MARKET OB/XF VALUE	14,872
TOTAL LAND VALUE - MARKET	94,500
TOTAL MARKET VALUE	1,075,394
SOH/AGL Deduction	365,344
ASSESSED VALUE	710,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	710,050
TOTAL JUST VALUE	1,075,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,068,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
07 078	REMODEL	7,000	07/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1219/1217	4/01/2004	WD	Q	V	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: L & B LANDS INC						
0707/1029	6/21/1994	WD	Q	I	06	100
GRANTOR: FRANKLIN AUDRA D						
GRANTEE: L & B LANDS INC						

BUILDING NOTES

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	0811	CONCRETE B	0	0	0	0	712.00	SF	5.20	5.20	100	2004	2004	3	83	3,073	
2	0803	ASPHALT C	0	0	0	0	11,345.00	SF	2.00	2.00	100	2004	2004	3	52	11,799	

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N8 W8 S8 E8$ W27
PTO=[YR=2004] N8 W8 S8 E8$ W20 S50 FOP=[YR=2004] S5 E15
FGR=[YR=2004] S3 E29 N3 FOP=[YR=2004] E15 N5 W15 S5$ N17 W29
S17$ N5 W15 $ E15 N12 E29 S12 E15 N50$.

LAND DESCRIPTION

TOTAL OB/XF 14,872

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	000800	C	MULTI-FAMILY	0	0006	R-3	300.00	125.00	300.00	FF		1.00	1.00	0.90	350.00	315.00	94,500							

REVIEW DATE 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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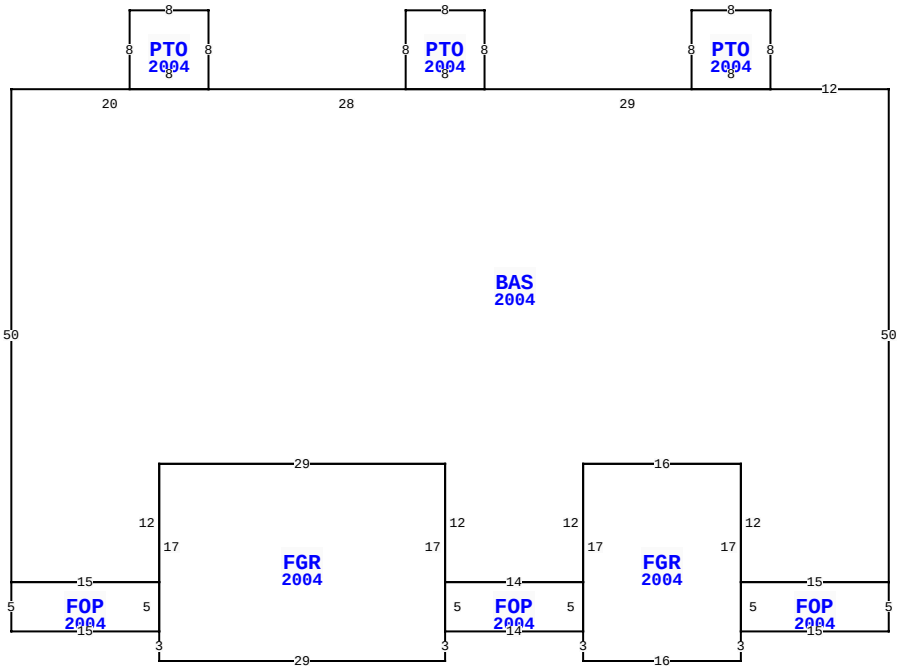
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
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	3,910	100	2004	3,910	327,700
FGR	320	55	2004	176	14,751
FGR	580	55	2004	319	26,736
FOP	70	30	2004	21	1,760
FOP	75	30	2004	22	1,843
FOP	75	30	2004	22	1,843
PTO	64	5	2004	3	252
PTO	64	5	2004	3	252
PTO	64	5	2004	3	252
TOTALS	5,222			4,479	375,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	01	4,479	111.2000	94.52	423,355	2004	2004	0	0	0	11.33	88.67

2 APARTMENT – 0% - 0 Heated Area: 3910 HX Base Yr



27522 W THIRD AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
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NASSAU COUNTY PROPERTY

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TOTAL MARKET VALUE	1,075,394
SOH/AGL Deduction	365,344
ASSESSED VALUE	710,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	710,050
TOTAL JUST VALUE	1,075,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,068,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1219/1217	4/01/2004	WD	Q	V	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: L & B LANDS INC						
0707/1029	6/21/1994	WD	Q	I	06	100
GRANTOR: FRANKLIN AUDRA D						
GRANTEE: L & B LANDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N8 W8 S8 E8$ W29
PTO=[YR=2004] N8 W8 S8 E8$ W28 PTO=[YR=2004] N8 W8 S8 E8$ W20
S50 FOP=[YR=2004] S5 E15 FGR=[YR=2004] S3 E29 N3
FOP=[YR=2004] E14 FGR=[YR=2004] S3 E16 N3 FOP=[YR=2004] E15
N5 W15 S5$ N17 W16 S17$ N5 W14 S5$ N17 W29 S17$ N5 W15$ E15
N12 E29 S12 E14 N12 E16 S12 E15 N50$.

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 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 07/30/2025 BY SYS

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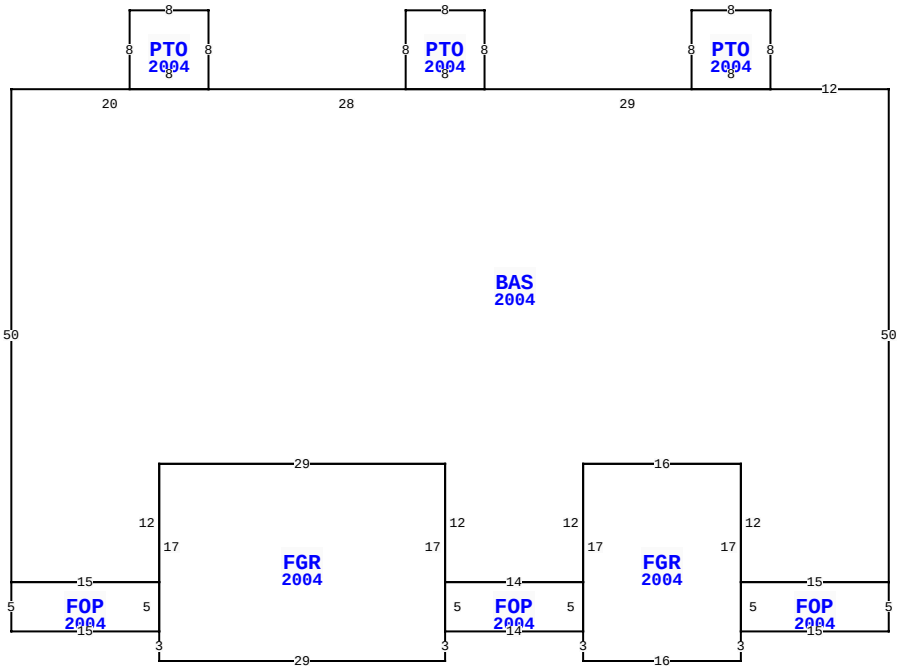
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,910	100	2004	3,910	298,231
FGR	320	55	2004	176	13,425
FGR	580	55	2004	319	24,331
FOP	70	30	2004	21	1,601
FOP	75	30	2004	22	1,678
FOP	75	30	2004	22	1,678
PTO	64	5	2004	3	229
PTO	64	5	2004	3	229
PTO	64	5	2004	3	229
TOTALS	5,222			4,479	341,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	01	4,479	101.2000	86.02	385,284	2004	2004	0	0	0	11.33	88.67

3 APARTMENT – 0% - 0 Heated Area: 3910 HX Base Yr



27522 W THIRD AV, HILLIARD

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NASSAU COUNTY PROPERTY

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VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL MARKET VALUE	1,075,394
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ASSESSED VALUE	710,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	710,050
TOTAL JUST VALUE	1,075,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,068,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1219/1217	4/01/2004	WD	Q	V	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: L & B LANDS INC						
0707/1029	6/21/1994	WD	Q	I	06	100
GRANTOR: FRANKLIN AUDRA D						
GRANTEE: L & B LANDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

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PTO=[YR=2004] N8 W8 S8 E8$ W28 PTO=[YR=2004] N8 W8 S8 E8$ W20
S50 FOP=[YR=2004] S5 E15 FGR=[YR=2004] S3 E29 N3
FOP=[YR=2004] E14 FGR=[YR=2004] S3 E16 N3 FOP=[YR=2004] E15
N5 W15 S5$ N17 W16 S17$ N5 W14 S5$ N17 W29 S17$ N5 W15$ E15
N12 E29 S12 E14 N12 E16 S12 E15 N50$.

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

REVIEW DATE 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 07/30/2025 BY SYS