



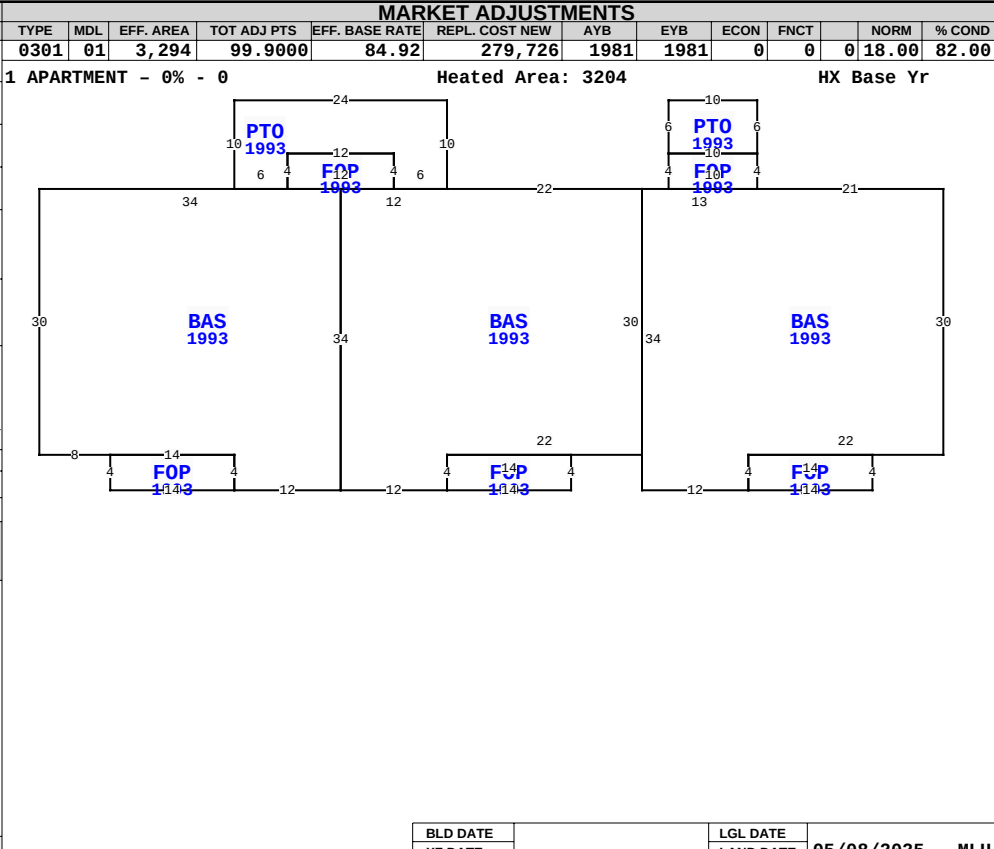
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,068	100	1993	1,068	74,370
BAS	1,068	100	1993	1,068	74,370
BAS	1,068	100	1993	1,068	74,370
FOP	40	30	1993	12	836
FOP	48	30	1993	14	975
FOP	56	30	1993	17	1,184
FOP	56	30	1993	17	1,184
FOP	56	30	1993	17	1,184
PTO	60	5	1993	3	209
PTO	192	5	1993	10	696
TOTALS	3,712			3,294	229,375

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	917.00	SF	5.20	5.20	
2	0812	CONCRETE C	0	0	0	0	2,840.00	SF	4.00	4.00	
3	0811	CONCRETE B	0	0	0	0	597.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000820	C	APARTMENTS	0	0006	R-3	300.00	125.00	300.00	FF	



27428 W SECOND AV, HILLIARD	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
											7,667

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 3	
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										680,368	
TOTAL MARKET OB/XF VALUE										7,667	
TOTAL LAND VALUE - MARKET										94,500	
TOTAL MARKET VALUE										782,535	
SOH/AGL Deduction										0	
ASSESSED VALUE										782,535	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										782,535	
TOTAL JUST VALUE										782,535	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										771,632	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9503055	REMODEL	5,000	03/20/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2441/1786	3/11/2021	WD	U	I	30	300,000	
GRANTOR: FRANKLIN BOBBY Y							
GRANTEE: B Y FRANKLIN PROPE							
2441/1785	3/11/2021	QC	U	I	11	100	
GRANTOR: L & B LANDS INC							
GRANTEE: FRANKLIN BOBBY Y							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W21 FOP=[YR=1993] N4 PTO=[YR=1993] N6 W10 S6 E10 \$ W10 S4 E10 \$ W13 BAS=[YR=1993] W22 PTO=[YR=1993] N10 W24 S10 E6 FOP=[YR=1993] E12 N4 W12 S4 \$ N4 E12 S4 E6 \$ W12 BAS=[YR=1993] W34 S30 E8 FOP=[YR=1993] S4 E14 N4 W14 \$ E14 S4 E12 N34 \$ S34 E12 FOP=[YR=1993] E14 N4 W14 S4 \$ N4 E22 N30 \$ S34 E12 FOP=[YR=1993] E14 N4 W14 S4 \$ N4 E22 N30 \$.											

[illegible]

