

BLOCK 156 LOTS 17 THRU 20
IN OR 2341/187
TOWN OF HILLIARD

FRANKLIN EMILY A/MORGAN EDDIE G
PO BOX 878
HILLIARD, FL 32046-0878

2025

08-3N-24-2380-0156-0170



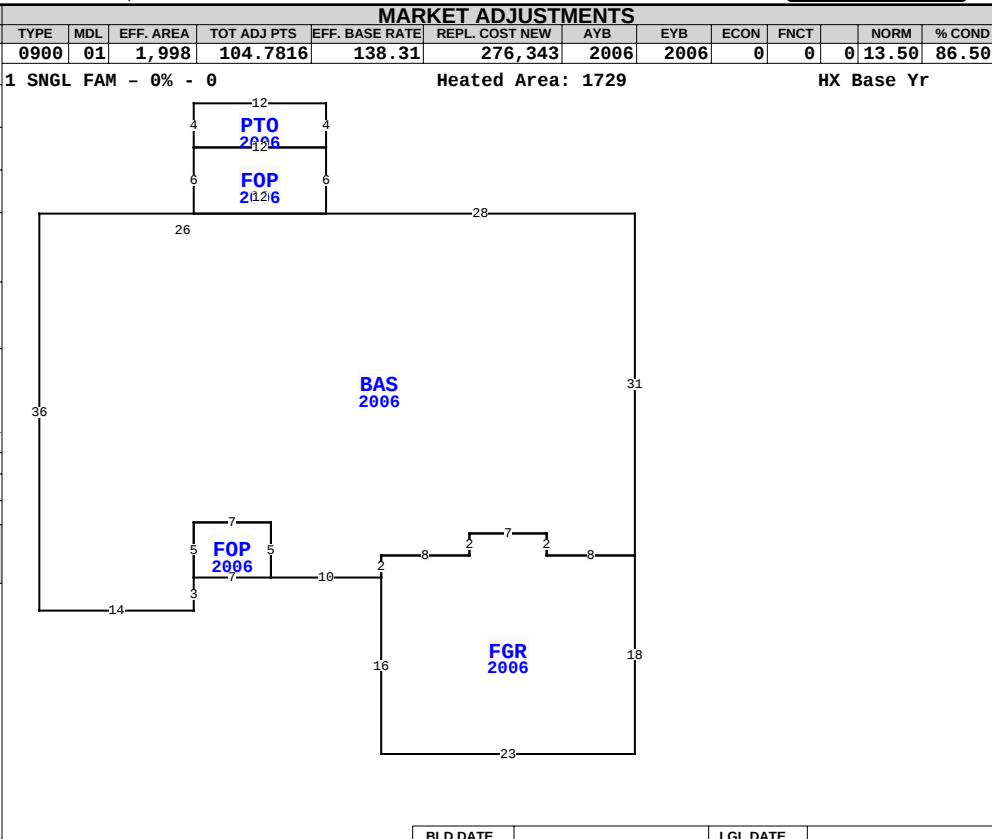
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE 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	1,729	100	2006	1,729	206,854
FGR	428	55	2006	235	28,115
FOP	35	30	2006	10	1,196
FOP	72	30	2006	22	2,632
PTO	48	5	2006	2	240
TOTALS	2,312			1,998	239,037

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,938.00	SF	4.00	4.00	6,667
2	1127	BRICK 8"	0	0	0	0	35.00	SF	5.50	5.50	185

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0006	R-2	100.00	125.00	100.00	FF	



27236 W FIRST AV, HILLIARD	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	239,037		
TOTAL MARKET OB/XF VALUE	6,852		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	280,889		
SOH/AGL Deduction	8,082		
ASSESSED VALUE	272,807		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	272,807		
TOTAL JUST VALUE	280,889		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	265,261		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2341/0187	12/13/2019	WD	U	I	11	100
GRANTOR: FRANKLIN EMILY A						
GRANTEE: FRANKLIN EMILY A &						
0942/0281	7/25/2000	WD	U	I		25,000
GRANTOR: JOHNSON ARNOLD J						
GRANTEE: FRANKLIN EMILY A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W28 FOP=[YR=2006] N6 PTO=[YR=2006] N4 W12 S4 E12\$ W12 S6 E12\$ W26 S36 E14 N3 FOP=[YR=2006] E7 N5 W7 S5\$ N5 E7 S5 E10 FGR=[YR=2006] S16 E23 N18 W8 N2 W7 S2 W8 S2\$ N2 E8 N2 E7 S2 E8 N31\$.											