

B Y FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

08-3N-24-2380-0181-0090

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur03

FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type Bedrooms Bathrooms Frame Story Height RMS Units Quality DOR CODE MAP NUM NEIGHBORHOOD/LOC

03 COMP SHNGL 100 DRYWALL 100 CLAY TILE 50 CARPET 50 CENTRAL 100 AIR DUCTED 100 6 100 4 100 WOOD FRAME 100 0 100 0 100 0 100 03 Quality Level 03 0800 MULTI-FAMILY MKT AREA 06 6001.00

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

BAS 2,485 100 2010 2,485 344,674

FGR 552 55 2010 304 42,165

FOP 26 30 2010 8 1,110

FOP 30 30 2010 9 1,248

PTO 100 5 2010 5 694

PTO 100 5 2010 5 694

TOTALS 3,293 2,816 390,585

MARKET ADJUSTMENTS

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

2700 03 2,816 125.8400 166.11 467,766 2002 2002 0 0 16.50 83.50

1 DUPLEX - 0% - 0 Heated Area: 2485 HX Base Yr

FOPTOTBASFGFOP

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 390,585

TOTAL MARKET OB/XF VALUE 7,507

TOTAL LAND VALUE - MARKET 35,000

TOTAL MARKET VALUE 433,092

SOH/AGL Deduction 46,750

ASSESSED VALUE 386,342

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 386,342

TOTAL JUST VALUE 433,092

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 410,885

SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1586/0897 9/23/2008 QC Q I 01 100

GRANTOR: FRANKLIN BOBBY Y GRANTEE:B Y FRANKLIN PROPER 0792/1004 5/06/1997 WD Q I 8,000 GRANTOR:HARDEE JOSEPH D GRANTEE:FRANKLIN BOBBY Y BUILDING NOTES BAS=[YR=2010] W15 PT0=[YR=2010] N10W10 S10 E10\$ W15 PT0=[YR=2010] N10 W10 S10 E10\$ W25 S33 FOP=[YR=2010] S6 E5 N6 W5\$ E5 S22 E2 D2 R2 E4 U2 R2 E1 FGR=[YR=2010] S8 E24 N23 W24 S15\$ N15 E24 S15 E1 D2 R2 E4 U2 R2 E2 N17 FOP=[YR=2010] E4 N5 W6 S3 E2 S2\$ N2 W2 N3 E6 N33\$. BUILDING DIMENSIONS

LAND DESCRIPTION

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

1 000800 C MULTI-FAMILY 0 0006 R-3 100.00 125.00 100.00 FF 1.00 1.00 1.00 350.00 350.00 35,000

REVIEW DATE 02/28/2024 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS