BLK 208 LOTS 5 THRU 7
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

DAYSPRING PROPERTY SERVICES LLC
PO BOX 1080
HILLIARD, FL 32046

**2025**

**08-3N-24-2380-0208-0050**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

11TH & 12TH AV, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | 05/20/2024 DC |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 7,500 |
| TOTAL MARKET VALUE | 108 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108 |
| TOTAL JUST VALUE | 7,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 3,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2654/891 | 7/17/2023 | WD | U | V | 37 | 435,000 |
| GRANTOR: FRANKLIN MICHAEL & VI | | | | | | |
| GRANTEE: DAYSPRING PROPERTY | | | | | | |
| 1255/1861 | 8/30/2004 | QC | Q | V | | 23,200 |
| GRANTOR: TIITF/STATE OF FLORID | | | | | | |
| GRANTEE: FRANKLIN MICHAEL & | | | | | | |

## 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 | 005501 | A | TIMBER 2 P S | 0 | 0005 | R-2 | 0.00 | 0.00 | 0.21 | AC | | 1.00 | 1.00 | 1.00 | 515.00 | 515.00 | 108 | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | R-2 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 7,500 | | | | | | | |

REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.21 Total Land Value: 108 Market: 7,500 Agricultural: 108 Common: 0 PRINTED 07/30/2025 BY SYS