BLOCK 71 LOTS 1 THRU 41
NORTH HILLIARD TERRACE SUB
PB 0/22

DAYSPRING PROPERTY SERVICES LLC
PO BOX 1080
HILLIARD, FL 32046

2025

08-3N-24-2400-0071-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
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

NEW OAK ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	05/20/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	106,900
TOTAL MARKET VALUE	36,156
SOH/AGL Deduction	11,072
ASSESSED VALUE	25,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,084
TOTAL JUST VALUE	106,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,480

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 C &						
GRANTEE: DAYSPRING PROPERTY						
1154/1125	7/17/2003	WD	Q	V	06	7,000
GRANTOR: PURVIS JOSEPH CLARK						
GRANTEE: FRANKLIN MICHAEL C						

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	005901	A	HARDWOOD SI	0	0005	R-3	0.00	0.00	1.58	AC		1.00	1.00	1.00	225.00	225.00	356							
2	000100	C	RES	0		R-3			0.74	AC		1.00	1.00	1.00	45,000.00	45,000.00	33,300							
3	009530	C	POND	0	0005	R-3	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MARKET VALUE	0	0005	R-3	0.00	0.00	1.58	AC		1.00	1.00	1.00	45,000.00	45,000.00	71,100							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 3.32 Total Land Value: 36,156 Market: 71,100 Agricultural: 356 Common: 35,800 PRINTED 07/30/2025 BY SYS