

IN OR 2221/1866  
 PARCEL 28-2 &  
 BLOCK 1 PT OF LOTS 1 & 2

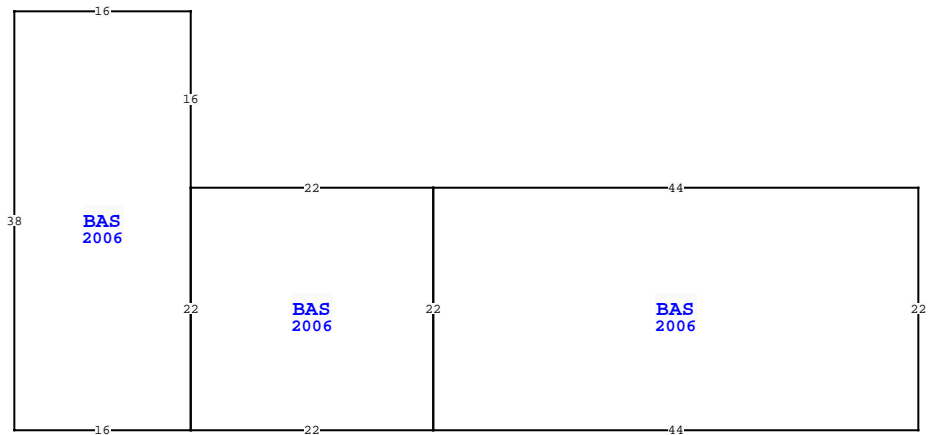
B Y FRANKLIN PROPERTIES INC  
 551876 U.S. HWY 1 STE 114, SUITE 111  
 HILLIARD, FL 32046

**2025**

09-3N-24-0000-0028-0020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	29	NONE	50
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures	11	100	
Frame	03	MASONRY	100
Story Height	12	100	
RMS	2	100	
Stories	1.	1.00	
Units	0	100	
Occupancy	00	NONE	100
Quality	02	Quality Level 02	
DOR CODE	2610	CAR WASH	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	484	100	2006
BAS	608	100	2006
BAS	968	100	2006
TOTALS	2,060		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2604	04	2,060	52.4475	44.84	92,370	2006	2006	0	0	0	9.00	91.00	
1 CAR/W SELF - 0% - 0 Heated Area: 2060 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			84,057
TOTAL MARKET OB/XF VALUE			43,643
TOTAL LAND VALUE - MARKET			78,480
TOTAL MARKET VALUE			206,180
SOH/AGL Deduction			0
ASSESSED VALUE			206,180
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			206,180
TOTAL JUST VALUE			206,180
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0410266	NEW CONSTR	0	10/01/2005
0410266	CO ISSUED	0	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2221/1866	8/31/2018	SW U	I	I	12	90,000
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: B Y FRANKLIN PROPER						
2221/1733	8/31/2018	SW U	I	I	12	90,000
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: B Y FRANKLIN PROPER						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0803	ASPHALT C	0 0	0 0	18,371.00
2	0524	PUMP ISLND	0 0	0 0	120.00
3	0400	CONC CURB	0 0	0 0	290.00
4	0524	PUMP ISLND	0 0	4 3	12.00
5	0978	SECURTY LT	0 0	0 0	14.00
6	0446	BOX FNC 6'	0 0	0 0	24.00
7	0463	FENCE GATE	0 0	0 0	2.00
8	0972	ST LGHT UN	0 0	0 0	1.00
9	0351	CARPORT MT	0 0	64 20	1,280.00
10	1100	VAC SYSTEM	0 0	0 0	4.00

BLD DATE	10/29/2020	KK	LGL DATE	
XF DATE	10/29/2020	KKA	LAND DATE	12/12/2019
INC DATE			AG DATE	KKA
551507 US HWY 1, HILLIARD				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W44 BAS=[YR=2006] W22 BAS=[YR=2006] N16 W16 S38 E16 N22\$ S22 E22 N22\$ S22 E44 N22\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0	0004	C-1	-115.00	341.00	39,240.00	SF		1.00	1.00	1.00	2.00	2.00	78,480							