LOT 3
BISHOP SUBDIVISION PB 2318/510

FRANKLIN MICHAEL & VICKIE V L/E/
P O BOX 1107
HILLIARD, FL 32046

2025

09-3N-24-2001-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

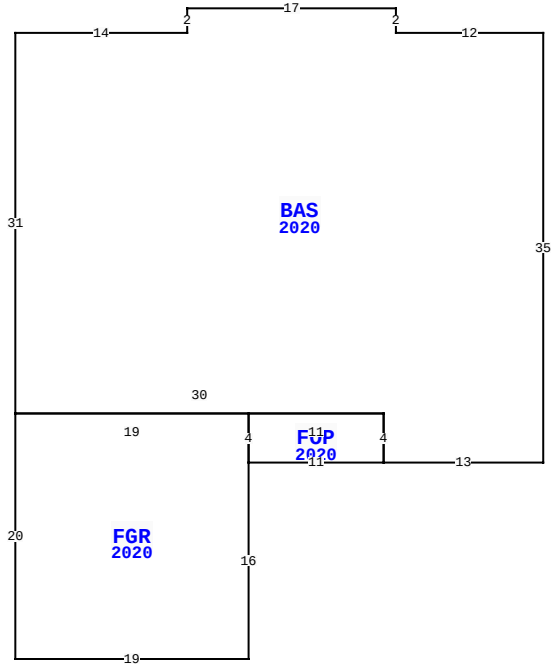
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	2020	1,419	185,144
FGR	380	55	2020	209	27,270
FOP	44	30	2020	13	1,697
TOTALS	1,843			1,641	214,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,641	101.8980	134.51	220,731	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 1419 HX Base Yr



15989 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	214,109
TOTAL MARKET OB/XF VALUE	6,327
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	246,436
SOH/AGL Deduction	33,248
ASSESSED VALUE	213,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,188
TOTAL JUST VALUE	246,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2019278	CO ISSUED	0	04/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2259/0283	4/20/2020	QC	U	V	11	100
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: FRANKLIN BRENTON &						
2352/0886	4/04/2020	WD	U	V	11	100
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: FRANKLIN MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 N2 W17 S2 W14 S31 FGR=[YR=2020] S20 E19 N16
FOP=[YR=2020] E11 N4 W11 S4$ N4 W19$ E30 S4 E13 N35$.

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
1	0812	CONCRETE C	0	0	0	0	1,614.00	SF	4.00	4.00	100	2020	2020	3	98	6,327	

LAND DESCRIPTION

TOTAL OB/XF 6,327

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	000100	C	RES	0		R-1 -	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/08/2025 BY WWA Total Acres: 0.00 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 07/30/2025 BY SYS