LOT 21 & PT OF LOT 22
LYING NORTH OF CR 108
IN OR 1338/701 BEING TRACT A

FRANKLIN MICHAEL C & VICKIE V
PO BOX 1107
HILLIARD, FL 32046

2025

10-3N-24-2320-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

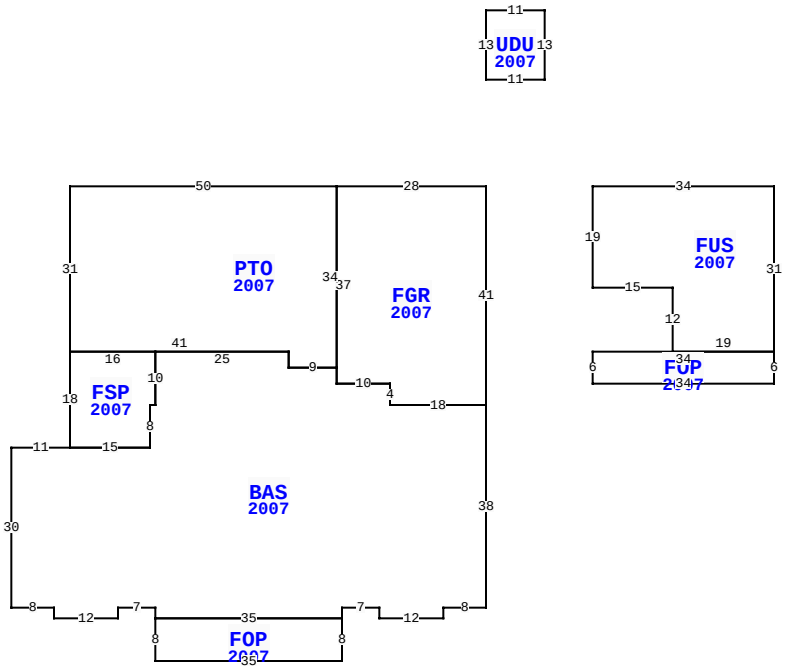
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,645	100	2007	3,645	703,377
FGR	1,108	55	2007	609	117,519
FOP	204	30	2007	61	11,772
FOP	280	30	2007	84	16,210
FSP	280	40	2007	112	21,613
FUS	874	100	2007	874	168,656
PTO	1,577	5	2007	79	15,244
UDU	143	55	2007	79	15,244
TOTALS	8,111			5,543	1,069,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,543	135.8519	214.65	1,189,805	2007	2010	0	0	0	10.10	89.90

1 SFR CUST – 100% - 2008 Heated Area: 4519 HX Base Yr 2008



151012 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/28/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,290,087
TOTAL MARKET OB/XF VALUE		99,922
TOTAL LAND VALUE - MARKET		354,345
TOTAL MARKET VALUE		1,468,157
SOH/AGL Deduction		713,980
ASSESSED VALUE		754,177
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		703,455
TOTAL JUST VALUE		1,744,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,672,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531349	CARPORT	0	10/30/2015
B1531349	XFOB	0	10/01/2015
M12056	MECH OTHER	0	09/01/2006
P10925	OTHER	0	03/01/2006
E16688	ELEC OTHER	0	02/01/2006
C16340	CO ISSUED	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1732	5/14/2007	WD	Q	I	06	100
GRANTOR: POWELL LINDA ROWE TRU						
GRANTEE: FRANKLIN MICHAEL C						
1338/0701	8/02/2005	WD	Q	V		160,000
GRANTOR: ROWE MONROE E & MADEL						
GRANTEE: FRANKLIN MICHAEL C						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
2	0812	CONCRETE C	0	100	0	0	12,758.00	SF	4.00	4.00	100	2007	2007	3	87	44,398	
3	1127	BRICK 8"	0	100	0	0	568.00	SF	11.00	11.00	100	2007	2007	3	96	5,998	
4	0462	ST/AL FNC	0	100	0	0	150.00	SF	10.00	10.00	100	2007	2007	3	44	660	
5	0461	IRON FENCE	0	100	32	5	160.00	SF	6.38	6.38	100	2007	2007	3	90	918	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
7	0680	POLE SHED	0	100	84	58	4,872.00	SF	10.00	10.00	100	2015	2015	3	75	36,540	
8	0300	BOAT DCK W	0	100	54	8	432.00	SF	20.00	20.00	100	2017	2017	3	81	6,998	

BUILDING DIMENSIONS

FGR=[YR=2007] W28PTO=[YR=2007] W50S31 FSP=[YR=2007]
S18BAS=[YR=2007] W11S30E8S2 E12N2E7S2FOP=[YR=2007]
S8E35N8W35$ E35N2E7S2E12N2E8N38W18N4W10N3
W9N3W25S10W1S8W15$E15N8E1N10 W16$E41S3E9N34$S37E10S4E18N41$
PTR=[YR=2007] E20FUS=[YR=2007] E34S31 FOP=[YR=2007]
S6W34N6E34$W19N12W15 N19$W20$ PTR=[YR=2007] N20UDU=[YR=2007]
N13E11S13W11$S20$. .

LAND DESCRIPTION

TOTAL OB/XF 99,922

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	19.61	AC		1.00	1.00	1.00	390.00	390.00	7,648							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.61	AC		1.00	1.00	1.00	14,500.00	14,500.00	284,345							

REVIEW DATE 03/28/2024 BY DC Total Acres: 22.61 Total Land Value: 78,148 Market: 284,345 Agricultural: 8,148 Common: 70,000 PRINTED 07/30/2025 BY SYS

LOT 21 & PT OF LOT 22
LYING NORTH OF CR 108
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HILLIARD, FL 32046

2025

10-3N-24-2320-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

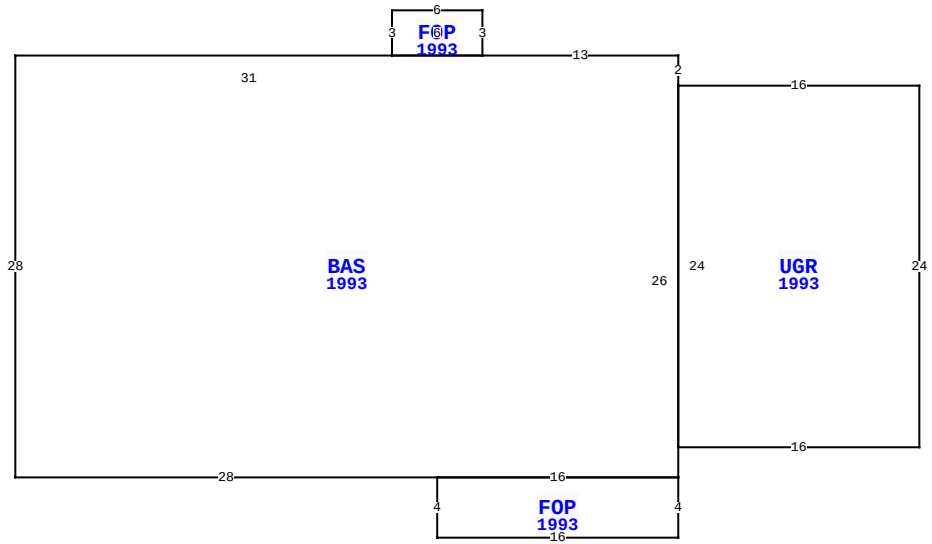
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1993	1,232	117,852
FOP	18	30	1993	5	478
FOP	64	30	1993	19	1,818
UGR	384	45	1993	173	16,549
TOTALS	1,698			1,429	136,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	131.0400	131.04	187,256	1976	1990	0	0	0	27.00	73.00

2 SINGLE FAM – 0% - 2008 Heated Area: 1232 HX Base Yr 2008



151012 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/28/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,290,087
TOTAL MARKET OB/XF VALUE		99,922
TOTAL LAND VALUE - MARKET		354,345
TOTAL MARKET VALUE		1,468,157
SOH/AGL Deduction		713,980
ASSESSED VALUE		754,177
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		703,455
TOTAL JUST VALUE		1,744,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,672,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16340	NEW CONSTR	264,618	10/01/2005
R08419	REPAIR/RRF	4,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/1732	5/14/2007	WD	Q	I	06	100
GRANTOR: POWELL LINDA ROWE TRU						
GRANTEE: FRANKLIN MICHAEL C						
1338/0701	8/02/2005	WD	Q	V		160,000
GRANTOR: ROWE MONROE E & MADEL						
GRANTEE: FRANKLIN MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W16 BAS=[YR=1993] N2 W13 FOP=[YR=1993] N3 W6 S3 E6$ W31 S28 E28 FOP=[YR=1993] S4 E16 N4 W16$ E16 N26$ S24 E16 N24$.

EXTRA FEATURES

L N	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

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

REVIEW DATE 03/28/2024 BY DC Total Acres: 22.61 Total Land Value: 78,148 Market: 284,345 Agricultural: 8,148 Common: 70,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

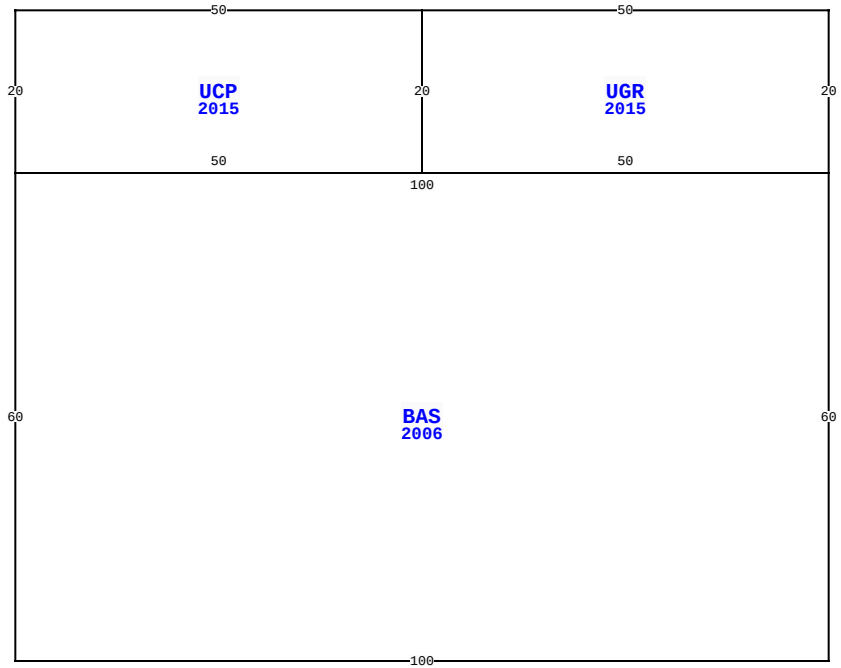
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,000	100	2006	6,000	75,569
UCP	1,000	20	2015	200	2,519
UGR	1,000	45	2015	450	5,668
TOTALS	8,000			6,650	83,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	6,650	46.0000	17.02	113,183	2006	2006	0	0	0	26.00	74.00

3 GARAGE RES – 100% - 2008 Heated Area: 6000 HX Base Yr 2008



151012 CR 108, HILLIARD

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TOTAL JUST VALUE		1,744,354
NCON VALUE		0
INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: FRANKLIN MICHAEL C						
1338/0701	8/02/2005	WD	Q	V		160,000
GRANTOR: ROWE MONROE E & MADEL						
GRANTEE: FRANKLIN MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2015] W50 UCP=[YR=2015] W50 S20 BAS=[YR=2006] S60 E100 N60 W100$ E50 N20$ S20 E50 N20$.

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

REVIEW DATE 03/28/2024 BY DC Total Acres: 22.61 Total Land Value: 78,148 Market: 284,345 Agricultural: 8,148 Common: 70,000 PRINTED 07/30/2025 BY SYS