PT OF LOTS 34 & 35
IN OR 2386/1199
CORNWALL SURVEY S/D OF

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

2025

16-3N-24-2020-0034-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

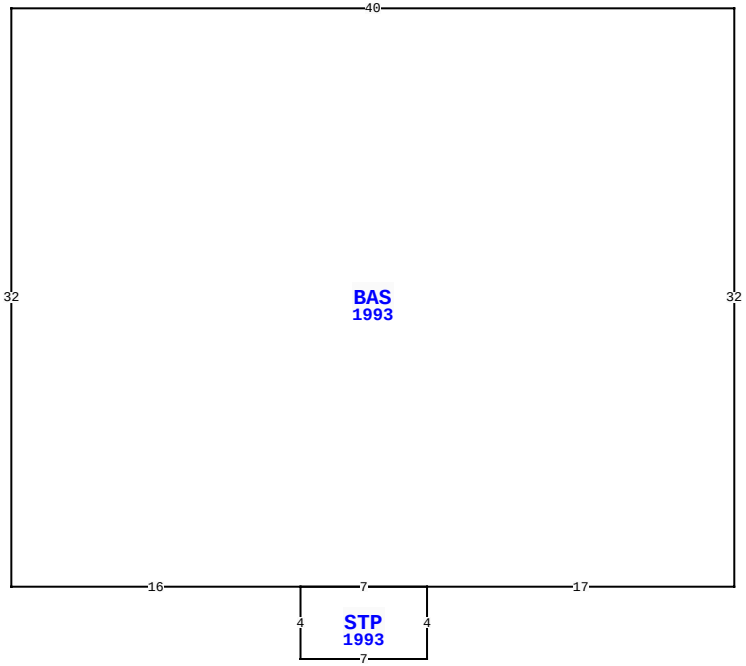
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	57,709
STP	28	10	1993	3	136
TOTALS	1,308			1,283	57,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,283	64.6380	90.17	115,688	1959	1959	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1280 HX Base Yr



551393 US HWY 1, HILLIARD

BLD DATE	12/27/2024	KWX	LGL DATE	
XF DATE	12/27/2024	KWX	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

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	0803	ASPHALT C	0	0	0	0	6,031.00	SF	2.00	2.00	100	1975	1975	3	50	6,031	
2	0510	GARAGE WD-	0	0	25	14	350.00	SF	35.00	35.00	100	1970	1970	3	20	2,450	
5	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1997	1997	3	20	216	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2001	2001	3	52	1,316	
7	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2001	2001	3	52	780	
9	0819	CONC 12"	0	0	7	2	14.00	SF	9.50	9.50	100	1959	1959	3	20	27	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	57,844
TOTAL MARKET OB/XF VALUE	10,820
TOTAL LAND VALUE - MARKET	149,438
TOTAL MARKET VALUE	218,102
SOH/AGL Deduction	39,000
ASSESSED VALUE	179,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,102
TOTAL JUST VALUE	218,102
NCON VALUE	0
INCOME VALUE	12
PREVIOUS YEAR MKT VALUE	189,858

MISC OLD CC = NV: KW 1-2025

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1199	8/24/2020	WD	Q	I	01	135,000
GRANTOR: REED JEFFREY SCOTT &						
GRANTEE: B Y FRANKLIN PROPER						
2385/1786	8/12/2020	SW	U	I	37	75,000
GRANTOR: NATIONAL PROPANE LP						
GRANTEE: REED JEFFREY SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-90,0] E40 S32 W17 W7 W16 N32 $
STP=[YR=1993;ORIG=-74,32] S4 E7 N4 W7 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,820

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	001100	C	STORE 1FLR	0	0004	C-1	-120.00	300.00	59,775.06	SF		1.00	1.00	1.00	2.50	2.50	149,438							

REVIEW DATE 12/27/2024 BY KWX Total Acres: 0.00 Total Land Value: 149,438 Market: 0 Agricultural: 0 Common: 149,438 PRINTED 07/30/2025 BY SYS