

PT OF LOT 35 IN
OR 1631/1325 BEING PARCEL "B"
CORNWALL SURVEY S/D OF

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

2025

16-3N-24-2020-0034-0090



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3												
																VALUATION BY STANDARD														
																Tax Group: 3					Tax Dist:									
																BUILDING MARKET VALUE										0				
																TOTAL MARKET OB/XF VALUE										0				
																TOTAL LAND VALUE - MARKET										450				
																TOTAL MARKET VALUE										450				
																SOH/AGL Deduction										0				
																ASSESSED VALUE										450				
																TOTAL EXEMPTION VALUE										0				
																BASE TAXABLE VALUE										450				
DOR CODE						1000				VACANT COMMERCIAL																				
MAP NUM										MKT AREA				06																
NEIGHBORHOOD/LOC						6002.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES						OFF N KINGS RD, HILLIARD																								
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	001000	C	COMMERCIAL	0	0004	C-1	0.00	0.00	0.03	AC		1.00	1.00	1.00	15,000.00	15,000.00	450													
REVIEW DATE 04/29/2025 BY DC Total Acres: 0.03 Total Land Value: 450 Market: 0 Agricultural: 0 Common: 450 PRINTED 07/30/2025 BY SYS																														