PT OF LOTS 35 & 36
IN OR 1471/41 BEING PARCEL "1"
CORNWALL SURVEY S/D OF

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

2025

16-3N-24-2020-0035-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,100
TOTAL MARKET VALUE	304
SOH/AGL Deduction	0
ASSESSED VALUE	304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304
TOTAL JUST VALUE	35,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/0041	1/11/2007	WD	U	I	21	137,500
GRANTOR: NEW FORESTRY LLC						
GRANTEE: B Y FRANKLIN PROPER						
0942/0488	7/25/2000	WD	U	I	07	100
GRANTOR: SUNTRUST BANK TRUSTEE						
GRANTEE: NEW FORESTRY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	005600	A	TIMBER 3 N S	0		C-1	-100.00	405.00	0.78	AC		1.00	1.00	1.00	390.00	390.00	304							
2	009910	M	MARKET VALUE	0		C-1	- 0.00	0.00	0.78	AC		1.00	1.00	1.00	45,000.00	45,000.00	35,100							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.78 Total Land Value: 304 Market: 35,100 Agricultural: 304 Common: 0 PRINTED 07/30/2025 BY SYS