PT LOT 8 & PT N1/2 OF NE1/4 OF SE1/4 IN OR 741/745 (EX ESMT PT OR 472/370)

FRANKLIN TIRE INC
PO BOX 809
HILLIARD, FL 32046-0809

2025

16-3N-24-2320-0008-0030

BUILDING CHARACTERISTICS

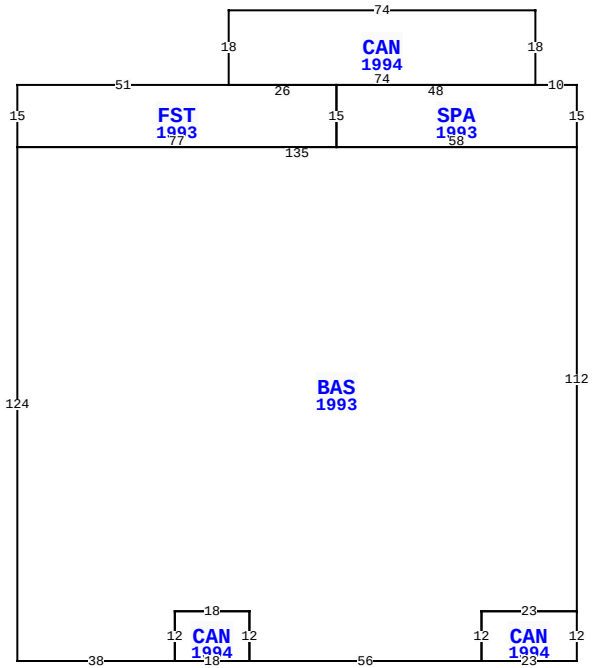
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		19 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1400	SUPERMARKET
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	16,248	100	1993	16,248	419,913
CAN	216	30	1994	65	1,680
CAN	276	30	1994	83	2,145
CAN	1,332	30	1994	400	10,338
FST	1,155	50	1993	578	14,938
SPA	870	85	1993	740	19,125
TOTALS	20,097			18,114	468,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1401	04	18,114	105.2676	129.22	2,340,691	1981	1981	0	0	30	50.00	20.00

1 SUPER MRKT - 0% - 2024 Heated Area: 16988 HX Base Yr



551143 US HWY 1, HILLIARD

BLD DATE	12/27/2024	KWX	LGL DATE		
XF DATE	12/27/2024	KWX	LAND DATE	03/16/2020	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	222,900
TOTAL MARKET OB/XF VALUE	20,385
TOTAL LAND VALUE - MARKET	160,736
TOTAL MARKET VALUE	404,021
SOH/AGL Deduction	0
ASSESSED VALUE	404,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,021
TOTAL JUST VALUE	404,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/984	7/03/2023	SW	Q	I	01	476,000
GRANTOR: LINCOLN TRUST COMPANY						
GRANTEE: FRANKLIN TIRE INC						
0741/0745	10/11/1995	WD	Q	I	02	745,000
GRANTOR: INGHAM ASSOCIATES LP						
GRANTEE: LINCOLN TRUST COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

SPA=[YR=1993] W10 CAN=[YR=1994] N18 W74 S18 FST=[YR=1993] W51 S15 BAS=[YR=1993] S124 E38 CAN=[YR=1994] E18 N12 W18 S12 $ N12 E18 S12 E56 CAN=[YR=1994] E23 N12 W23 S12 $ N12 E23 N112 W135 $ E77 N15 W26 $ E74 $ W48 S15 E58 N15 $.

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	42,642.00	SF	1.00	1.00	30	1981	1981	3	30	12,793	
2	0812	CONCRETE C	0	0	0	0	3,744.00	SF	2.00	2.00	30	1981	1981	3	30	2,246	
3	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	30	1990	1990	3	30	180	
5	0424	CL FNC 6'	0	0	0	0	144.00	LF	20.00	20.00	100	2014	2014	3	85	2,448	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	85	510	
7	0424	CL FNC 6'	0	0	0	0	120.00	LF	20.00	20.00	100	2018	2018	3	92	2,208	

LAND DESCRIPTION

TOTAL OB/XF 20,385

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	001400	C	SUPERMARKT	0	0004	M-1	0.00	0.00	107,157.00	SF		1.00	1.00	1.00	1.50	1.50	160,736							

REVIEW DATE 12/27/2024 BY KWX Total Acres: 0.00 Total Land Value: 160,736 Market: 0 Agricultural: 0 Common: 160,736 PRINTED 07/30/2025 BY SYS