PT OF NE1/4 OF SE1/4 OF
SEC 30-2N-25E IN OR 2096/1079
(EX R/R R/W & EX UTIL ESMT IN

FRANKLIN CARROL E
PO BOX 809
HILLIARD, FL 32046

2025

30-2N-25-0000-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,222
TOTAL MARKET VALUE	43,222
SOH/AGL Deduction	20,703
ASSESSED VALUE	22,519
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,519
TOTAL JUST VALUE	43,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2096/1079	1/24/2017	TX	U	V	11	5,100
GRANTOR: TAX COLLECTOR						
GRANTEE: FRANKLIN CARROL E						
0805/1519	8/15/1997	QC	Q	V	06	100
GRANTOR: HARMON MARIE S						
GRANTEE: HUTSON THELMA S						

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	000100	C	RES	0		RL	0.00	0.00	1.13	AC		1.00	1.00	0.85	45,000.00	38,250.00	43,222							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 1.13 Total Land Value: 43,222 Market: 0 Agricultural: 0 Common: 43,222 PRINTED 07/30/2025 BY SYS