PT SW1/4 OF SEC 33-2N-25E
IN OR 2107/1510

FRANKLIN CARROL E
PO BOX 809
HILLIARD, FL 32046

2025

33-2N-25-0000-0015-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

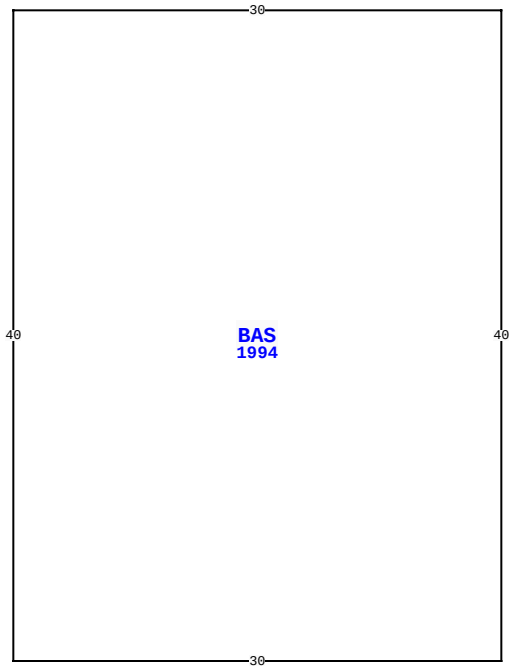
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1994	1,200	53,856
TOTALS	1,200			1,200	53,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	1,200	79.2960	68.00	81,600	1994	1994	0	0	0	34.00	66.00

1 SERV SHOP – 0% - 0 Heated Area: 1200 HX Base Yr



541456 US HWY 1, CALLAHAN

BLD DATE	02/07/2020	KKA	LGL DATE	
XF DATE	02/07/2020	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	53,856
TOTAL MARKET OB/XF VALUE	38,446
TOTAL LAND VALUE - MARKET	88,635
TOTAL MARKET VALUE	180,937
SOH/AGL Deduction	0
ASSESSED VALUE	180,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,937
TOTAL JUST VALUE	180,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14882	ELEC OTHER	500	05/01/2005
MH?	MH MOVE-ON	0	04/01/2005
B94897	NEW CONSTR	46,400	03/01/1994
8340	MH MOVE-ON	16,300	10/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/1510	3/20/2017	CT	U	I	18	82,600
GRANTOR: CLERK OF COURT						
GRANTEE: FRANKLIN CARROL E						
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: RJC TRUCKING CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 S40 E30 N40$.

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	4,631.00	SF	2.00	2.00	100	1994	1994	3	50	4,631	
2	0811	CONCRETE B	0	0	0	0	684.00	SF	5.20	5.20	100	1994	1994	3	66	2,347	
3	0430	CL FNC 6B	0	0	0	0	905.00	LF	9.70	9.70	100	1994	1994	3	30	2,634	
4	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1994	1994	3	30	270	
5	0811	CONCRETE B	0	0	0	0	984.00	SF	5.20	5.20	100	2002	2002	3	80	4,093	
6	0803	ASPHALT C	0	0	0	0	24,174.00	SF	1.40	1.40	100	2004	2004	3	52	17,599	
7	0812	CONCRETE C	0	0	0	0	1,628.00	SF	4.00	4.00	100	2005	2005	3	84	5,470	
8	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1994	1994	3	20	160	
9	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1994	1994	3	32	432	
10	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1994	1994	3	32	810	

LAND DESCRIPTION

TOTAL OB/XF 38,446

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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	58,800.00	SF		1.00	1.00	1.00	1.50	1.50	88,200							
2	009630	C	SWAMP	0		CG	0.00	0.00	0.87	AC		1.00	1.00	1.00	500.00	500.00	435							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 0.87 Total Land Value: 88,635 Market: 0 Agricultural: 0 Common: 88,635 PRINTED 07/30/2025 BY SYS