PT SW1/4 OF SEC 33-2N-25E IN
OR 2012/1524 BEING EXHIBIT "B"
(EX ESMT IN OR 588/767 & UTIL

FRANKLIN CARROL E & JUDY W
PO BOX 809
HILLIARD, FL 32046-0809

2025

33-2N-25-0000-0015-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

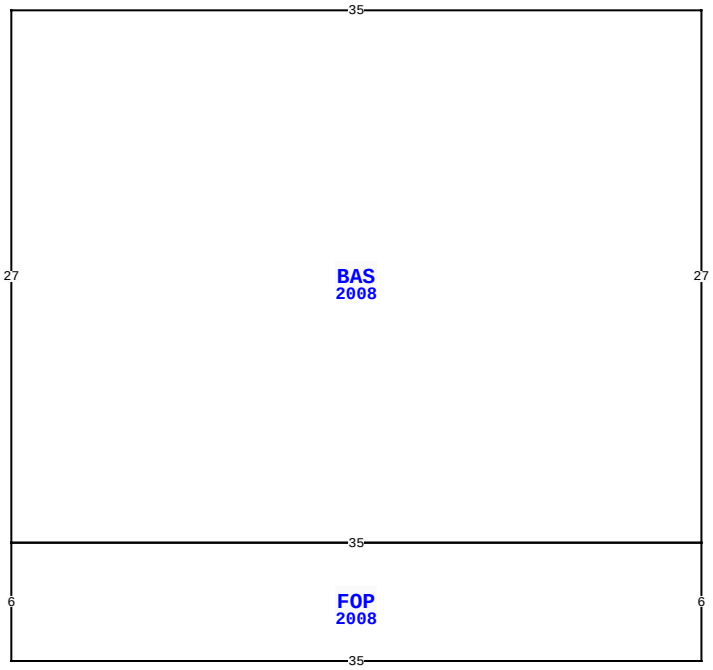
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	2008	945	112,623
FOP	210	30	2008	63	7,508
TOTALS	1,155			1,008	120,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,008	96.3900	135.43	136,513	2008	2008	0	0	0	12.00	88.00

1 OFFICE – 0% - 0 Heated Area: 945 HX Base Yr



541468 US HWY 1, CALLAHAN

BLD DATE	05/13/2022	HS	LGL DATE	
XF DATE			LAND DATE	05/13/2022 HS
INC DATE	05/05/2025	DC	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	3,188,690
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,188,690
SOH/AGL Deduction	1,563,499
ASSESSED VALUE	1,625,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,625,191
TOTAL JUST VALUE	3,188,690
NCON VALUE	0
INCOME VALUE	3,188,690
PREVIOUS YEAR MKT VALUE	2,839,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004604	NEW CONSTR	1,165,250	12/10/2019
M12950	MECH OTHER	0	05/01/2007
M12950	MECH OTHER	0	05/01/2007
P11721	OTHER	0	11/01/2006
C15874	CO ISSUED	76,160	08/01/2005
C15875	CO ISSUED	167,400	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W35S27FOP=[YR=2008] S6E35N6 W35$E35N27$.

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	39,725.00	SF	2.00	2.00	100	2001	2001	3	50	39,725	
2	0819	CONC 12"	0	0	522	2	1,044.00	SF	9.50	9.50	100	2001	2001	3	79	7,835	
3	0819	CONC 12"	0	0	545	3	1,635.00	SF	9.50	9.50	100	2001	2001	3	79	12,271	
4	0461	IRON FENCE	0	0	417	7	2,919.00	SF	8.50	8.50	100	2001	2001	3	84	20,842	
5	0466	FNC GT 20'	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	52	624	
6	0430	CL FNC 6B	0	0	0	0	98.00	LF	9.70	9.70	100	2001	2001	3	52	494	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	
8	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2001	2001	3	52	364	
9	0430	CL FNC 6B	0	0	0	0	587.00	LF	9.70	9.70	100	2001	2001	3	52	2,961	
10	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2001	2001	3	20	300	

TOTAL OB/XF 85,728

LAND DESCRIPTION

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	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	179,900.00	SF		1.00	1.00	1.00	1.25	1.25	224,875							
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	1.28	AC		1.00	1.00	1.00	500.00	500.00	640							

REVIEW DATE 05/13/2022 BY HS Total Acres: 1.28 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SW1/4 OF SEC 33-2N-25E IN
OR 2012/1524 BEING EXHIBIT "B"
(EX ESMT IN OR 588/767 & UTIL

FRANKLIN CARROL E & JUDY W
PO BOX 809
HILLIARD, FL 32046-0809

2025

33-2N-25-0000-0015-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

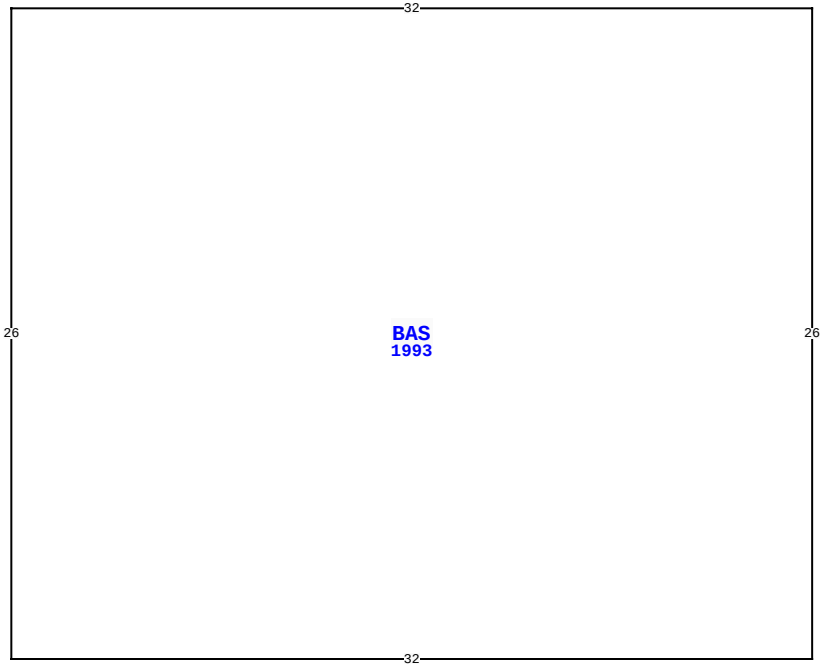
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1993	832	24,481
TOTALS	832			832	24,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	832	122.6000	98.08	81,603	1991	1991	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 832 HX Base Yr



541468 US HWY 1, CALLAHAN

BLD DATE	05/13/2022	HS	LGL DATE	
XF DATE			LAND DATE	05/13/2022 HS
INC DATE	05/05/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	3,188,690
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,188,690
SOH/AGL Deduction	1,563,499
ASSESSED VALUE	1,625,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,625,191
TOTAL JUST VALUE	3,188,690
NCON VALUE	0
INCOME VALUE	3,188,690
PREVIOUS YEAR MKT VALUE	2,839,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C15876	CO ISSUED	167,400	08/01/2005
B15874	NEW CONSTR	76,160	08/01/2005
B15875	NEW CONSTR	167,400	08/01/2005
B15876	NEW CONSTR	167,400	08/01/2005
E15628	ELEC OTHER	2,400	08/01/2005
E15629	ELEC OTHER	1,800	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S26 E32 N26 $.

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
11	0811	CONCRETE B	0	0	0	0	842.00	SF	5.20	5.20	100	2001	2001	3	79	3,459	
12	4950	BOLLARD	0	0	0	0	22.00	UT	100.00	100.00	100	2001	2001	3	100	2,200	
13	0753	UEP	0	0	0	0	28.00	SF	22.00	22.00	100	2001	2001	3	28	172	
14	0940	SHEDS/PORT	0	0	18	8	144.00	SF	45.00	45.00	100	2005	2005	3	22	1,426	
15	0803	ASPHALT C	0	0	0	0	18,148.00	SF	2.00	2.00	100	2007	2007	3	58	21,052	
16	0649	LIGHTS-GD	0	0	0	0	20.00	SF	225.00	225.00	100	2001	2001	3	20	900	
17	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2008	2008	3	91	23	
18	0810	CONCRETE A	0	0	11	8	88.00	SF	6.50	6.50	100	2008	2008	3	88	503	
19	0803	ASPHALT C	0	0	0	0	5,873.00	SF	2.00	2.00	100	2021	2021	3	86	10,102	

TOTAL OB/XF 39,837

LAND DESCRIPTION

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

REVIEW DATE 05/13/2022 BY HS Total Acres: 1.28 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SW1/4 OF SEC 33-2N-25E IN
OR 2012/1524 BEING EXHIBIT "B"
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FRANKLIN CARROL E & JUDY W
PO BOX 809
HILLIARD, FL 32046-0809

2025

33-2N-25-0000-0015-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE 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
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		70 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

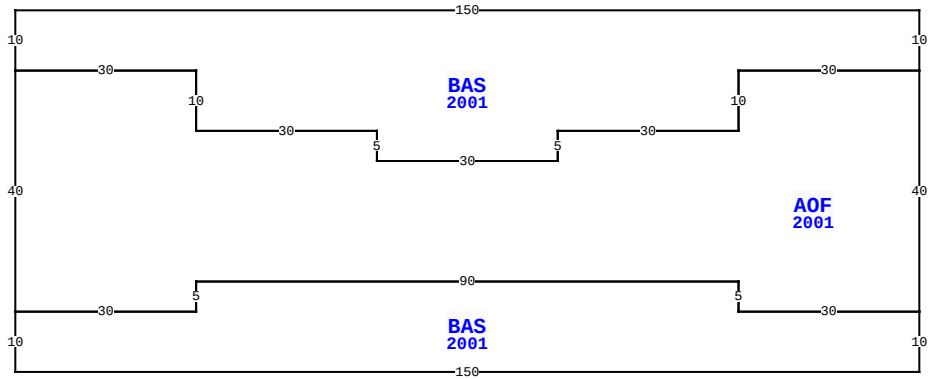
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	4,500	185	2001	8,325	116,977
BAS	1,950	100	2001	1,950	27,400
BAS	2,550	100	2001	2,550	35,831
TOTALS	9,000			12,825	180,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	12,825	64.0503	24.98	320,368	2001	2001	15	0	0	28.75	56.25

3 MINI WAREH – 0% - 0 Heated Area: 9000 HX Base Yr



541468 US HWY 1, CALLAHAN

BLD DATE	05/13/2022	HS	LGL DATE		
XF DATE			LAND DATE	05/13/2022	HS
INC DATE	05/05/2025	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	3,188,690
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,188,690
SOH/AGL Deduction	1,563,499
ASSESSED VALUE	1,625,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,625,191
TOTAL JUST VALUE	3,188,690
NCON VALUE	0
INCOME VALUE	3,188,690
PREVIOUS YEAR MKT VALUE	2,839,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15630	ELEC OTHER	1,300	08/01/2005
R08107	REPAIR/RRF	2,500	08/01/2005
R08108	REPAIR/RRF	3,500	08/01/2005
R08109	REPAIR/RRF	3,500	08/01/2005
B007105	NEW CONSTR	225,000	05/01/2000
7641	NEW CONSTR	117,400	10/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W150 S10 AOF=[YR=2001] S40 BAS=[YR=2001] S10 E150 N10 W30 N5 W90 S5 W30 $ E30 N5 E90 S5 E30 N40 W30 S10 W30 S5 W30 N5 W30 N10 W30 $ E30 S10 E30 S5 E30 N5 E30 N10 E30 N10 $.

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

REVIEW DATE 05/13/2022 BY HS Total Acres: 1.28 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SW1/4 OF SEC 33-2N-25E IN
OR 2012/1524 BEING EXHIBIT "B"
(EX ESMT IN OR 588/767 & UTIL

FRANKLIN CARROL E & JUDY W
PO BOX 809
HILLIARD, FL 32046-0809

2025

33-2N-25-0000-0015-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE 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
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		70 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

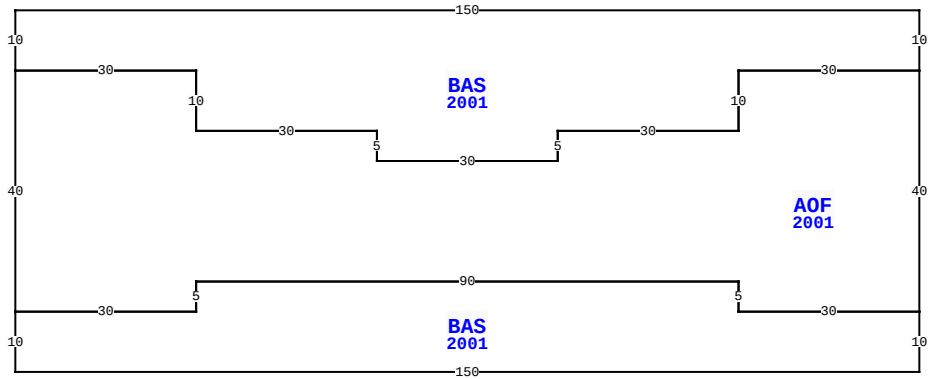
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	4,500	185	2001	8,325	116,977
BAS	1,950	100	2001	1,950	27,400
BAS	2,550	100	2001	2,550	35,831
TOTALS	9,000			12,825	180,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	12,825	64.0503	24.98	320,368	2001	2001	15	0	0	28.75	56.25

4 MINI WAREH – 0% - 0 Heated Area: 9000 HX Base Yr



541468 US HWY 1, CALLAHAN

BLD DATE	05/13/2022	HS	LGL DATE		
XF DATE			LAND DATE	05/13/2022	HS
INC DATE	05/05/2025	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	3,188,690
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,188,690
SOH/AGL Deduction	1,563,499
ASSESSED VALUE	1,625,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,625,191
TOTAL JUST VALUE	3,188,690
NCON VALUE	0
INCOME VALUE	3,188,690
PREVIOUS YEAR MKT VALUE	2,839,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8721	MH MOVE-ON	22,000	10/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W150 S10 AOF=[YR=2001] S40 BAS=[YR=2001] S10 E150 N10 W30 N5 W90 S5 W30 $ E30 N5 E90 S5 E30 N40 W30 S10 W30 S5 W30 N5 W30 N10 W30 $ E30 S10 E30 S5 E30 N5 E30 N10 E30 N10 $.

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

REVIEW DATE 05/13/2022 BY HS Total Acres: 1.28 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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2025

33-2N-25-0000-0015-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE 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
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		29 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

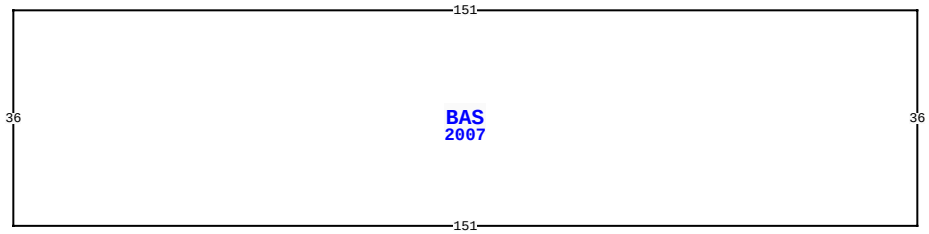
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,436	100	2007	5,436	131,936
TOTALS	5,436			5,436	131,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	5,436	79.0133	30.82	167,538	2007	2007	0	0	0	21.25	78.75

5 MINI WAREH – 0% - 0 Heated Area: 5436 HX Base Yr



BLD DATE	05/13/2022	HS	LGL DATE
XF DATE			LAND DATE 05/13/2022 HS
INC DATE	05/05/2025	DC	AG DATE

541468 US HWY 1, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 5 of 7 6

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	3,188,690
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,188,690
SOH/AGL Deduction	1,563,499
ASSESSED VALUE	1,625,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,625,191
TOTAL JUST VALUE	3,188,690
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PREVIOUS YEAR MKT VALUE	2,839,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W151S36E151N36$.

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

REVIEW DATE 05/13/2022 BY HS Total Acres: 1.28 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SW1/4 OF SEC 33-2N-25E IN
OR 2012/1524 BEING EXHIBIT "B"
(EX ESMT IN OR 588/767 & UTIL

FRANKLIN CARROL E & JUDY W
PO BOX 809
HILLIARD, FL 32046-0809

2025

33-2N-25-0000-0015-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE 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
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		29 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

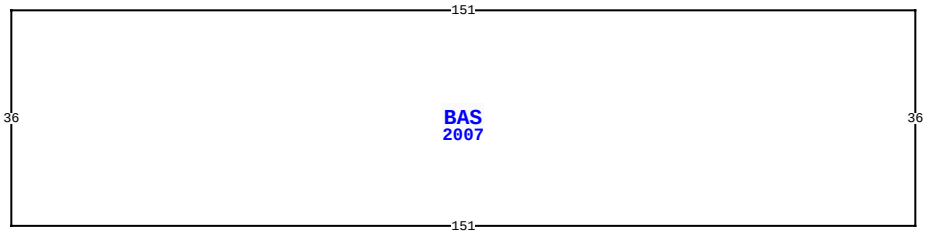
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,436	100	2007	5,436	131,936
TOTALS	5,436			5,436	131,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	5,436	79.0133	30.82	167,538	2007	2007	0	0	0	21.25	78.75

6 MINI WAREH – 0% - 0 Heated Area: 5436 HX Base Yr



541468 US HWY 1, CALLAHAN

BLD DATE	05/13/2022	HS	LGL DATE	
XF DATE			LAND DATE	05/13/2022 HS
INC DATE	05/05/2025	DC	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	3,188,690
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,188,690
SOH/AGL Deduction	1,563,499
ASSESSED VALUE	1,625,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,625,191
TOTAL JUST VALUE	3,188,690
NCON VALUE	0
INCOME VALUE	3,188,690
PREVIOUS YEAR MKT VALUE	2,839,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W151S36E151N36$.

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

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2025

33-2N-25-0000-0015-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Interior Floo	03	CONC FINSH 100
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Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		82 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

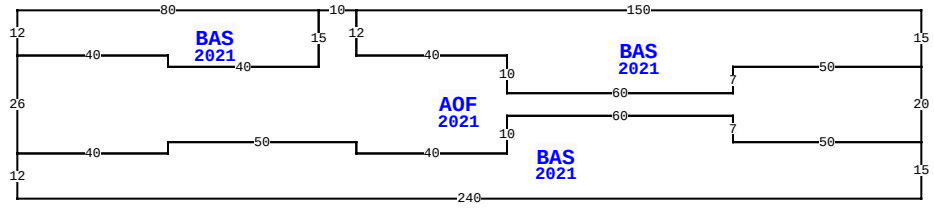
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	4,590	185	2021	8,492	246,515
BAS	1,080	100	2021	1,080	31,352
BAS	2,550	100	2021	2,550	74,024
BAS	3,780	100	2021	3,780	109,730
TOTALS	12,000			15,902	461,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	15,902	77.3245	30.16	479,604	2021	2021	0	0	0	3.75	96.25

7 MINI WAREH – 0% - 0 Heated Area: 12000 HX Base Yr



541468 US HWY 1, CALLAHAN

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GRANTOR: RJC TRUCKING CO ETAL						
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2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W150 AOF=[YR=2021] W10 BAS=[YR=2021] W80 S12 E40 S3 E40 N15$ S15 W40 N3 W40 S26 BAS=[YR=2021] S12 E240 N15 W50 N7 W60 S10 W40 N3 W50 S3 W40$ E40 N3 E50 S3 E40 N10 E60 S7 E50 N20 W50 S7 W60 N10 W40 N12$ S12 E40 S10 E60 N7 E50 N15$.

EXTRA FEATURES

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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