

FRANKLIN SUZANNE D/
552093 US HWY 1
HILLIARD, FL 32046

05-3N-24-0000-0034-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND																											
Exterior Wall	25	MOD METAL 90								1101	04	3,359	78.1607	115.68	388,569	1987	1987	0	15	50.00	35.00	VALUATION BY																											
Exterior Wall	16	WD FR STUC 10								1 RETAILSTOR 0% - 0										Heated Area: 3225										HX Base Yr										STANDARD									
Roof Structur	10	STEEL FRME 100																												Tax Group: 3										Tax Dist:									
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE										682,646									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										11,873									
Interior Floo	03	CONC FINSH 80																												TOTAL LAND VALUE - MARKET										184,476									
Interior Floo	11	CLAY TILE 20																												TOTAL MARKET VALUE										878,995									
Ceiling	02	F.NOT SUS 100																												SOH/AGL Deduction										149,136									
Air Condition	04	CENTRAL 100																												ASSESSED VALUE										729,859									
Heating Type	03	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										0									
Fixtures	04	5 100																												BASE TAXABLE VALUE										729,859									
Frame	05	STEEL 100																												TOTAL JUST VALUE										878,995									
Common Wall		23 100																												NCON VALUE										0									
Story Height		18 100																												INCOME VALUE																			
RMS		5 100																												PREVIOUS YEAR MKT VALUE										829,248									
Stories	1.	1. 100																																															
Units		0 100																																															
BUD8 Adjustme	03	DIST HI 100																																															
Quapacy	00	ONE1190Level 01																																															
DOR CODE	1100	STORES, 1 STORY																																															
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	6002.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,356	100	1993	1,356	54,902																																												
BAS	1,644	100	1993	1,644	66,562																																												
CAN	440	30	2009	132	5,345																																												
FAT	750	20	2005	150	6,073																																												
PTO	50	5	2008	2	81																																												
UAT	750	10	2008	75	3,037																																												
TOTALS	4,990			3,359	135,999																																												
EXTRA FEATURES					552093 US HWY 1, HILLIARD										BLD DATE 04/29/2021 TW					LGL DATE					05/27/2026 DC																								
															XF DATE					LAND DATE																													
															INC DATE					AG DATE																													
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																																	
1	0803	ASPHALT C	0	0	0	5,086.00	SF	2.00	2.00	100	1987	1987	3	50	5,086																																		
2	0978	SECURTY LT	0	0	0	3.00	UT	450.00	450.00	100	2003	2003	3	55	743																																		
3	0402	CONC BUMPE	0	0	0	9.00	UT	25.00	25.00	100	2008	2008	3	90	203																																		
4	0097	AWNING CN	0	0	0	17.00	SF	65.00	65.00	100	2008	2008	3	44	486																																		
5	0097	AWNING CN	0	0	0	6.00	SF	65.00	65.00	100	2008	2008	3	44	172																																		
6	0474	VF 4 RAIL	0	0	0	78.00	LF	4.63	4.63	100	2008	2008	3	69	249																																		
7	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	100	1987	1987	3	47	587																																		
8	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	100	2010	2010	3	35	1,680																																		
9	0443	STK FNC 6'	0	0	0	369.00	LF	10.00	10.00	100	2016	2016	3	65	2,399																																		
10	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	100	2021	2021	3	98	268																																		
LAND DESCRIPTION										TOTAL OB/XF 11,873																																							
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																									
1	001100	C	STORE 1FLR	0	0004	C-1	250.00	275.00	67,082.00	SF		1.00	1.00	1.00	2.75	2.75	184,476																																

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