BLOCK 15 LOTS 1 & 2
IN OR 590 PG 524
TOWN OF HILLIARD

FRANKLIN JUDY L
PO BOX 809
HILLIARD, FL 32046-0809

2026

08-3N-24-2380-0015-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

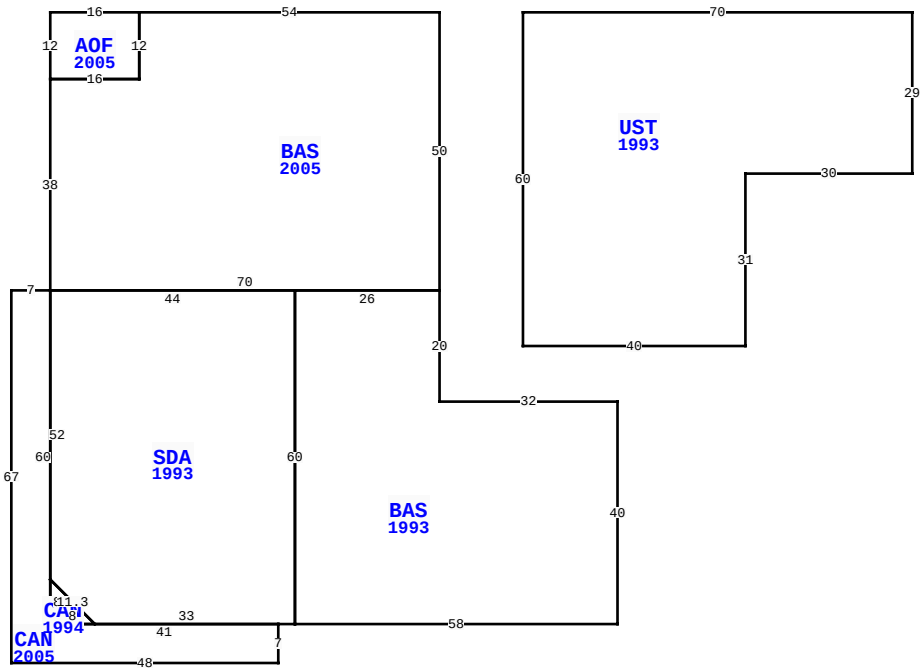
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	25	MOD METAL 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		8 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	100	2005	192	7,305
BAS	2,840	100	1993	2,840	108,052
BAS	3,308	100	2005	3,308	125,857
CAN	32	30	1994	10	380
CAN	756	30	2005	227	8,637
SDA	2,608	110	1993	2,869	109,155
UST	3,270	40	1993	1,308	49,764
TOTALS	13,006			10,754	409,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	10,754	76.9304	69.81	750,737	1990	1990	0	0	0	45.50	54.50

1 SERV SHOP 0% - 0 Heated Area: 8948 HX Base Yr



551797 US HWY 1, HILLIARD

BLD DATE	07/12/2021 KK	LGL DATE	
XF DATE		LAND DATE	05/14/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	409,152
TOTAL MARKET OB/XF VALUE	37,913
TOTAL LAND VALUE - MARKET	196,850
TOTAL MARKET VALUE	643,915
SOH/AGL Deduction	22,801
ASSESSED VALUE	621,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	621,114
TOTAL JUST VALUE	643,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	581,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0590/0524	2/09/1990	WD	Q	V		55,000
GRANTOR: MEAGHER SHIRLEY O						
GRANTEE: FRANKLIN CARROLL &						
0146/0200	1/01/1973	WD	Q	I		12,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W54 AOF=[YR=2005] W16 S12 E16 N12 $ S12 W16
S38 CAN=[YR=2005] W7 S67 E48 N7 SDA=[YR=1993] E3
BAS=[YR=1993] E58 N40 W32 N20 W26 S60$ N60 W44 S52
CAN=[YR=1994] S8 E8 U8 L8 $ R8 D8 E33$ W41 N60$ E70 N50$
PTR= E15 UST=[YR=1993] E70 S29 W30 S31 W40 N60$ W15$.

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	0812	CONCRETE C	0	0	0	0	12,813.00	SF	4.00	4.00	100	1990	1990	3	54.5	27,932	
2	0812	CONCRETE C	0	0	0	0	2,606.00	SF	4.00	4.00	100	2001	2001	3	77	8,026	
3	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1990	1990	3	100	600	
4	0505	FLAGPOLE A	0	0	0	0	37.00	LF	50.00	50.00	100	1990	1990	3	20	370	
5	0424	CL FNC 6'	0	0	0	0	182.00	LF	20.00	20.00	100	1990	1990	3	25	910	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1990	1990	3	25	75	

LAND DESCRIPTION

TOTAL OB/XF 37,913

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	C-1 -	0.00	0.00	39,370.00	SF		1.00	1.00	1.00	5.00	5.00	196,850							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 196,850 Market: 0 Agricultural: 0 Common: 196,850 PRINTED 07/09/2026 BY SYS