BLOCK 18 PT OF LOTS 1 & 2
(S-1) & (S-9) &
S-5 OF LOT 1 & S-2 OF LOT 2

L & B LANDS INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046-0878

2026

08-3N-24-2380-0018-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

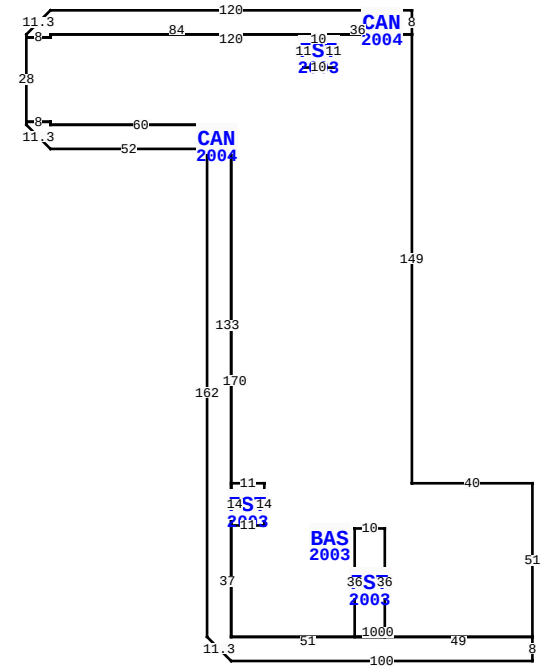
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	25	MOD METAL 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		50 100
Frame	05	STEEL 100
Story Height		13 100
RMS		35 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	16,064	100	2003	16,064	868,500
CAN	1,000	30	2004	300	16,220
CAN	2,648	30	2004	794	42,928
FST	110	50	2003	55	2,974
FST	154	50	2003	77	4,163
FST	360	50	2003	180	9,732
TOTALS	20,336			17,470	944,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	17,470	91.8321	108.13	1,889,031	2003	2003	0	0	0	50.00	50.00

1 COMNTYSHOP 0% - 0 Heated Area: 16064 HX Base Yr



551856 US HWY 1, HILLIARD

BLD DATE	09/10/2020	KKA	LGL DATE		
XF DATE			LAND DATE	05/14/2026	DC
INC DATE	05/14/2026	REA	AG DATE		

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	0402	CONC BUMPE	0	0	0	0	36.00	UT	25.00	25.00	100	2003	2003	3	85	765	
2	0803	ASPHALT C	0	0	0	0	38,235.00	SF	2.00	2.00	100	2003	2003	3	50	38,235	
3	0810	CONCRETE A	0	0	24	24	576.00	SF	6.50	6.50	100	2003	2003	3	80	2,995	
4	0443	STK FNC 6'	0	0	0	0	120.00	LF	10.00	10.00	100	2003	2003	3	20	240	
5	0424	CL FNC 6'	0	0	0	0	123.00	LF	20.00	20.00	100	2003	2003	3	55	1,353	
6	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2003	2003	3	55	825	
7	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2003	2003	3	55	2,783	
8	0381	COOLER	0	0	0	0	70.00	SF	82.50	82.50	100	2003	2003	3	48	2,772	
9	0382	CHILLER	0	0	0	0	40.00	SF	92.50	92.50	100	2003	2003	3	48	1,776	
10	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2003	2003	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 51,824

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	001610	C	SH CTR NHD	0	0004	C-1	-183.00	420.00	88,731.00	SF		1.00	1.00	1.00	4.00	4.00	354,924							

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,943,701
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,943,701
SOH/AGL Deduction	887,481
ASSESSED VALUE	1,056,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,056,220
TOTAL JUST VALUE	1,943,701
NCON VALUE	0
INCOME VALUE	1943701
PREVIOUS YEAR MKT VALUE	1,173,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0710169	ADDITION	15,000	10/30/2007
0706076	REMODEL	7,000	06/15/2007
0706074	SIGN	0	06/05/2007
0706075	ELEC OTHER	0	06/05/2007
1742	ADDITION	5,600	03/10/2004
1698	ADDITION	500	02/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/0142	8/18/2003	WD	Q	I	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: L & B LANDS INC						
0707/1030	6/21/1994	WD	Q	I	01	100
GRANTOR: FRANKLIN AUDRA D						
GRANTEE: L & B LANDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W40 N149 CAN=[YR=2004] N8 W120 D8 L8 S1 E8 N1 E84 FST=[YR=2003] S11 E10 N11 W10$ E36$ W120 S1 W8 S28 CAN=[YR=2004] S1 D8 R8 E52 S162 D8 R8 E100 N8 W49 FST=[YR=2003] N36 W10 S36 E10$ W51 N37 FST=[YR=2003] E11 N14 W11 S14$ N133 W60 N1 W8$ E8 S1 E60 S170 E100 N51$.

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.04 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

BLOCK 18 PT OF LOTS 1 & 2
(S-1) & (S-9) &
S-5 OF LOT 1 & S-2 OF LOT 2

L & B LANDS INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046-0878

2026

08-3N-24-2380-0018-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,943,701
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,943,701
SOH/AGL Deduction	887,481
ASSESSED VALUE	1,056,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,056,220
TOTAL JUST VALUE	1,943,701
NCON VALUE	0
INCOME VALUE	1943701
PREVIOUS YEAR MKT VALUE	1,173,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE	09/10/2020	KKA	LGL DATE	
XF DATE			LAND DATE	05/14/2026 DC
INC DATE	05/14/2026	REA	AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/0142	8/18/2003	WD	Q	I	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: L & B LANDS INC						
0707/1030	6/21/1994	WD	Q	I	01	100
GRANTOR: FRANKLIN AUDRA D						
GRANTEE: L & B LANDS INC						

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
11	0964	HALON SYST	0	0	0	0	40.00	SF	50.00	50.00	100	2005	2005	3	83	1,660	
12	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2005	2005	3	61	305	
13	0381	COOLER	0	0	7	7	49.00	SF	82.50	82.50	100	2005	2005	3	52	2,102	
14	1123	CB 8"	0	0	0	0	360.00	SF	6.15	6.15	100	2008	2008	3	87	1,926	
15	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2007	2007	3	100	400	
16	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2003	2003	3	55	495	
17	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2007	2007	3	66	1,485	

LAND DESCRIPTION

TOTAL OB/XF 8,373

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 01/01/2023 BY CD Total Acres: 2.04 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS