

BLOCK 18 PT OF LOTS 1-4 (S-8)&
PT OF LOT 2 (S-6)
IN OR 1617/225

B Y FRANKLIN PROPERTIES INC/
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

2026

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 80			
Exterior Wall	25	MOD METAL 20			
Roof Structure	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	08	DECORATIVE 20			
Interior Floor	14	CARPET 60			
Interior Floor	07	CORK/VTILE 40			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		45 100			
Frame	05	STEEL 100			
Story Height		13 100			
RMS		17 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE		1600COMMUNITY 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	11,548	100	2005	11,548	732,605
BAS	570	100	2006	570	36,161
CAN	98	30	2005	29	1,840
CAN	1,192	30	2005	358	22,712
CAN	1,216	30	2005	365	23,156
TOTALS	14,624			12,870	816,473

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	12,870	107.7569	126.88	1,632,946	2005	2005	0	0	0	50.00	50.00
1 COMNTYSHOP 0% - 0 Heated Area: 12118 HX Base Yr												
551876 US HY 1, HILLIARD												
BLD DATE	09/10/2020	KKA	LGL DATE	05/14/2026	DC							
XF DATE	06/02/2026	REA	LAND DATE									
INC DATE			AG DATE									

EXTRA FEATURES							551876 US HY 1, HILLIARD				ANNUAL INC DATE		06/02/2026		REAR		AG DATE		06/14/2026		551876 US HY 1, HILLIARD	
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	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2005	2005	3	21	168						
2	0964	HALON SYST	0	0	20	4	80.00	SF	50.00	50.00	100	2005	2005	3	83	3,320						
3	0964	HALON SYST	0	0	20	4	80.00	SF	50.00	50.00	100	2005	2005	3	83	3,320						
4	0381	COOLER	0	0	10	10	100.00	SF	82.50	82.50	100	2005	2005	3	52	4,290						
5	0382	CHILLER	0	0	6	10	60.00	SF	92.50	92.50	100	2005	2005	3	52	2,886						
6	0803	ASPHALT C	0	0	0	0	26,933.00	SF	2.00	2.00	100	2005	2005	3	52	28,010						
7	0812	CONCRETE C	0	0	0	0	1,795.00	SF	4.00	4.00	100	2005	2005	3	83	5,959						
8	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2005	2005	3	87	413						
9	0424	CL FNC 6'	0	0	0	0	233.00	LF	20.00	20.00	100	2005	2005	3	61	2,843						
10	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2005	2005	3	61	1,543						

LAND DESCRIPTION										TOTAL OB/XF										52,752									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001600	C	SH CTR COM	0	0004	C-1	-211.00	260.00	62,990.00	SF		1.00	1.00	1.00	4.00	4.00	251,960												
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NASSAU COUNTY PROPERTY										PAGE 1 of 2		3
VALUATION SUMMARY												
VALUATION BY											DIRECT_CAP	
Tax Group: 3		Tax Dist:										
BUILDING MARKET VALUE											1,466,251	
TOTAL MARKET OB/XF VALUE											0	
TOTAL LAND VALUE - MARKET											0	
TOTAL MARKET VALUE											1,466,251	
SOH/AGL Deduction											603,108	
ASSESSED VALUE											863,143	
TOTAL EXEMPTION VALUE											0	
BASE TAXABLE VALUE											863,143	
TOTAL JUST VALUE											1,466,251	
NCON VALUE											0	
INCOME VALUE											1466251	
PREVIOUS YEAR MKT VALUE											909,375	

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