BLOCK 18 PT OF LOT 2
IN OR 1586/894
TOWN OF HILLIARD

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

2026

08-3N-24-2380-0018-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/27/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,484
TOTAL MARKET VALUE	3,484
SOH/AGL Deduction	3,285
ASSESSED VALUE	199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199
TOTAL JUST VALUE	3,484
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1586/0894	9/23/2008	QC	Q	V	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: B Y FRANKLIN PROPER						
1203/0266	1/22/2004	WD	Q	V		58,100
GRANTOR: VANZANT LARRY D & SUZ						
GRANTEE: FRANKLIN BOBBY Y						

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

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
1	001000	C	COMMERCIAL	0		C-1	- 0.00	0.00	871.00	SF		1.00	1.00	1.00	4.00	4.00	3,484							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 3,484 Market: 0 Agricultural: 0 Common: 3,484 PRINTED 07/09/2026 BY SYS