

FRANKLIN C E EST
P O BOX 809
HILLIARD, FL 32046-0809

08-3N-24-2380-0046-0011

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 11																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	15	CONC BLOCK 100								4804	06	4,118	86.5793	35.28	145,283	1989	1989		0	0	45.00	55.00	VALUATION BY																								
Roof Structur	09	RIDGE FRME 100								1 MINI WAREH 0% - 0														Heated Area: 4096								HX Base Yr								DIRECT_CAP							
Roof Cover	01	MINIMUM 100								128 32 32 128 4 4 UNIT 1993 BAS 1993														BUILDING MARKET VALUE								871,826															
Interior Wall	01	MINIMUM 100																						TOTAL MARKET OB/XF VALUE								0															
Interior Floo	03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET								0															
Ceiling	04	NONE 100																						TOTAL MARKET VALUE								871,826															
Air Condition	01	NONE 100																						SOH/AGL Deduction								204,289															
Heating Type	01	NONE 100																						ASSESSED VALUE								667,537															
Plumbing		0 100																						TOTAL EXEMPTION VALUE								0															
Frame	03	MASONRY 100																						BASE TAXABLE VALUE								667,537															
Story Height		12 100																						TOTAL JUST VALUE								871,826															
RMS		37 100																						NCON VALUE								0															
Stories	1.	1. 100								INCOME VALUE								871826																													
Class	00	. 100								PREVIOUS YEAR MKT VALUE								698,213																													
Units		0 100																																													
Occupancy	00	NONE 100																																													
Quality		04	Quality Level 04																																												
DOR CODE		4840	MINI STORAGE																																												
MAP NUM			MKT AREA																						06																						
NEIGHBORHOOD/LOC		6001.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	4,096	100	1993	4,096	79,479																																										
UST	44	50	1993	22	427																																										
TOTALS		4,140			4,118	79,906																																									
EXTRA FEATURES						37151 ALMA ST, 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	0812	CONCRETE C	0	0	0	0	4,068.00	SF	4.00	4.00	100	1989	1989	3	52	8,461																															
2	0812	CONCRETE C	0	0	0	0	1,628.00	SF	4.00	4.00	100	1992	1992	3	59.5	3,875																															
3	0812	CONCRETE C	0	0	0	0	7,470.00	SF	4.00	4.00	100	1995	1995	3	66	19,721																															
4	0430	CL FNC 6B	0	0	0	0	1,140.00	LF	9.70	9.70	100	1995	1995	3	30	3,317																															
5	0466	FNC GT 20'	0	0	0	0	2.00	UT	720.00	720.00	100	1995	1995	3	30	432																															
6	0812	CONCRETE C	0	0	0	0	1,343.00	SF	4.00	4.00	100	1996	1996	3	68	3,653																															
7	0812	CONCRETE C	0	0	0	0	4,962.00	SF	4.00	4.00	100	1997	1997	3	70	13,894																															
8	0812	CONCRETE C	0	0	0	0	3,136.00	SF	4.00	4.00	100	1998	1998	3	72	9,032																															
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	48	288																															
10	4950	BOLLARD	0	0	0	0	80.00	UT	100.00	100.00	100	2006	2006	3	100	8,000																															
LAND DESCRIPTION						TOTAL OB/XF														70,673																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	004800	C	WAREHOUSE		0	0006	C-1	0.00	0.00	86,684.00	SF	1.00	1.00	1.00	1.00	1.00	86,684																														
2	000100	C	RES		0	0006	C-1	0.00	0.00	0.27	AC	1.00	1.00	1.00	40,000.00	40,000.00	10,800																														
3	000100	C	RES		0	0006	C-1	0.00	0.00	1.29	AC	1.00	1.00	1.00	40,000.00	40,000.00	51,600																														
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 3.55		Total Land Value: 0		Market: 0		Agricultural: 0		Common: 0		PRINTED 07/09/2026 BY SYS																															

BLOCK 46 LOTS PT OF 1 & 2(S-1)
& INCL LOTS 29 & 30 & 31
OF DAVIS HILLS SUB PB 5/7

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 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
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	1993	2,080	41,927
TOTALS	2,080			2,080	41,927

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0812	CONCRETE C	0	0	0	0	8,058.00	SF	4.00
12	0978	SECURTY LT	0	0	0	0	17.00	UT	225.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	2,080	84.2004	34.31	71,365	1992	1992	0	0	0	41.25	58.75
2 MINI WAREH 0% - 0 Heated Area: 2080 HX Base Yr												
BAS 1993												
37151 ALMA ST, HILLIARD												
BLD DATE 10/30/2020 KK LGL DATE 05/15/2026 MLU												
XF DATE 10/30/2020 KK LAND DATE 05/13/2026 DG AG DATE												
INC DATE 05/13/2026												

TOTAL OB/XF 28,299												
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ

NASSAU COUNTY PROPERTY		PAGE 2 of 11	3
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		871,826	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		871,826	
SOH/AGL Deduction		204,289	
ASSESSED VALUE		667,537	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		667,537	
TOTAL JUST VALUE		871,826	
NCON VALUE		0	
INCOME VALUE		871826	
PREVIOUS YEAR MKT VALUE		698,213	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0497/0894	9/01/1986	WD	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W65 S32 E65 N32\$.									

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[illegible]

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ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	09	RIDGE FRME 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			
Plumbing		0 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		15 100			
Stories	1.	1. 100			
Class	00	. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	4840	MINI STORAGE			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	6001	00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2006	1,248	33,344
CAN	130	30	2006	39	1,042
TOTALS	1,378			1,287	34,386

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4804	06	1,287	85.9874	35.04	45,096	2006	2006	0	0	0	23.75	76.25	
10 MINI WAREH		0% - 0		Heated Area: 1248				HX Base Yr					
13 96 BAS 2006 13 10 CAN 2006 13													

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