

BLOCK 48 LOTS 3 4 N OF
KINGS FERRY ROAD
IN OR 204 PG 34

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

2026

08-3N-24-2380-0048-0031



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 50			
Exterior Wall	19	COMMON BRK 50			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 70			
Interior Wall	04	PLYWOOD 30			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		3 100			
Frame	03	MASONRY 100			
Story Height		9 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	03	DIST HI 100			
Occupancy	00	ONEI190Level 03			
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	1,350	100	1993	1,350	68,739
TOTALS	1,350			1,350	68,739

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	1,350	104.9738	156.67	211,504	1977	1982	0	0	0	67.50	32.50
1 OFFICE 0% - 0 Heated Area: 1350 HX Base Yr												
30 45 30 45												
BAS 1993												
TOTALS												

NASSAU COUNTY PROPERTY				PAGE 1 of 2		3
VALUATION SUMMARY						
VALUATION BY						DIRECT_CAP
Tax Group: 3			Tax Dist:			
BUILDING MARKET VALUE						200,443
TOTAL MARKET OB/XF VALUE						0
TOTAL LAND VALUE - MARKET						0
TOTAL MARKET VALUE						200,443
SOH/AGL Deduction						9,626
ASSESSED VALUE						190,817
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						190,817
TOTAL JUST VALUE						200,443
NCON VALUE						0
INCOME VALUE						200443
PREVIOUS YEAR MKT VALUE						173,470
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EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0803	ASPHALT C	0	0	0	0			2.00	100	1977	1977
2	0812	CONCRETE C	0	0	0	0			4.00	100	1985	1985
3	0402	CONC BUMPE	0	0	0	0			25.00	100	2000	2000
4	0978	SECURTY LT	0	0	0	0			225.00	100	1985	1985
TOTALS												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	004800	C	WAREHOUSE	0	0004	R-2	0.00	0.00	37,166.94	SF		1.00
TOTALS												

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