BLOCK 114 LOTS 4 THRU 9 &
LOTS 13 THRU 17 & 19 THRU 24
IN OR 1715/559

HOFFMAN JAMES
PO BOX 818
HILLIARD, FL 32046-0818

2026

08-3N-24-2380-0114-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

SIXTH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	117,300
TOTAL MARKET VALUE	117,300
SOH/AGL Deduction	0
ASSESSED VALUE	117,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,300
TOTAL JUST VALUE	117,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1715/0559	12/09/2010	WD	U	V	31	5,700
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: HOFFMAN JAMES						
1694/1249	7/28/2010	QC	U	V	11	101,500
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: FRANKLIN MICHAEL &						

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	000100	C	RES	0	0005	R-2	150.00	125.00	150.00	FF		1.00	1.00	0.80	345.00	276.00	41,400							
2	000100	C	RES	0	0005	R-2	125.00	125.00	125.00	FF		1.00	1.00	0.80	345.00	276.00	34,500							
3	000100	C	RES	0	0005	R-2	150.00	125.00	150.00	FF		1.00	1.00	0.80	345.00	276.00	41,400							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 117,300 Market: 0 Agricultural: 0 Common: 117,300 PRINTED 07/09/2026 BY SYS