

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

08-3N-24-2380-0168-0170

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 6020FACE BRICK 4003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 10031002100Frame Stories UnitsOccupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA06NEIGHBORHOOD/LOC6001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,63210020041,632157,613FGR36055200419819,122FOP52302004161,545FOP117302004353,380TOTALS2,1611,881181,660EXTRA FEATURES27047 NEW FRONT ST, HILLIARDLNB/OB/XF CODEDESCRIPTIONBLDCAPLWUNITSENTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICELAND DATEAG DATEOB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,881105.0560110.31207,493200420040012.4587.55Heated Area: 1632HX Base YrBAS2004FOP2004FGR2004FOP2004BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/11/2026MLUTOTAL ACRES: 0.00TOTAL LAND VALUE: 31,050MARKET: 0AGRICULTURAL: 0COMMON: 31,050PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 13VALUATION SUMMARYSTANDARDTax Group: 3Tax Dist:BUILDING MARKET VALUE181,660TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET31,050TOTAL MARKET VALUE212,710SOH/AGL Deduction0ASSESSED VALUE212,710TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE212,710TOTAL JUST VALUE212,710NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE208,566SALES DATAOFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1586/08889/23/2008QCQ Q I 01100GRANTOR: FRANKLIN BOBBY YGRANTEE:B Y FRANKLIN PROPERBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2004] W19 FOP=[YR=2004] W13 S9 E13 N9\$ S9 W13 N9 W12 S50 E13 N3 FOP=[YR=2004] E13 FGR=[YR=2004] S3 E18 N20 W18 S17\$ N4 W13 S4\$ N4 E13 N13 E18 N30\$.

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 31,050Market: 0Agricultural: 0Common: 31,050PRINTED 07/09/2026 BY SYS