

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

08-3N-24-2380-0169-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 80
30 VINYL 20
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100
12 100
6 100
03 MASONRY 100
8 100
0 100
6 100
03 MULTI-FAMILY
0800
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC6001.00

QUALITY

02 Quality Level 02

DOR CODE

0800

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

6001.00

TOTALS

7,256

6,899

460,708

EXTRA FEATURES

27385 W FIRST AVE, 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

2

0402

CONC BUMPE

00

00

00

00

15.00

UT

25.00

25.00

100

1989

1989

3

62

233

LAND DESCRIPTION

TOTAL OB/XF

233

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000800

C

MULTI-FAMILY

0

00006

R-3

200.00

125.00

200.00

FF

1.00

1.00

1.00

345.00

345.00

69,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 69,000

Market: 0

Agricultural: 0

Common: 69,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0301036,89999.419487.74605,3181989198900023.8976.11

1 APARTMENT0% - 0Heated Area: 6746HX Base YrBAS 1993FOP 1993FOP 1993FOP 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/11/2026

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 3Tax Dist:

STANDARD460,70823369,000529,94185,935444,0060444,006529,9410495,786

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1473/08221/22/2007WDQ1I01100

GRANTOR: FRANKLIN BOBBY Y

GRANTEE: B Y FRANKLIN PROPER

0693/016311/30/1993QCQ1I01100

GRANTOR: FRANKLIN BOBBY & LAMO

GRANTEE: FRANKLIN BOBBY Y

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 N4 W51 S4 W50 S48 E17 FOP=[YR=1993] E17 N10 W17 S10\$ N10 E17 S10 E17 N4 E16 FOP=[YR=1993] E17 N10 W17S10\$ N10 E17 S10 E16 S4 E17 FOP=[YR=1993] E17 N10 W17 S10\$ N10 E17 S10 E17 N48\$.