

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

08-3N-24-2380-0177-0130

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				3														
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																		
Exterior Wall		31		HARDIE BRD 100		0900		01		1,348		112.6320		156.56		211,043		2025		2025		0		0		0		0.00		100.00		VALUATION BY					STANDARD											
Roof Structur		03		GABLE/HIP 100		1		SNGL		FAM		0% - 2026		Heated Area: 1242										HX Base Yr										Tax Group: 3					Tax Dist:					211,043				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					0											
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					17,250											
Interior Floo		13		LVT/LAMNT 100																												TOTAL LAND VALUE - MARKET					228,293											
Air Condition		04		CENTRAL 100																												TOTAL MARKET VALUE					228,293											
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction					0											
Bedrooms		3		100																												ASSESSED VALUE					228,293											
Bathrooms		2		100																												TOTAL EXEMPTION VALUE					0											
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE					228,293											
Stories		1.		1. 100																												TOTAL JUST VALUE					228,293											
Units		0		100																												NCON VALUE					211,043											
																																INCOME VALUE																
																																PREVIOUS YEAR MKT VALUE					17,500											