

IN OR 2221/1866 & OR 2838/447
BLOCK 1 PT OF LOTS 1 & 2
TOWN OF HILLIARD

B Y FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114, SUITE 111
HILLIARD, FL 32046

2026

09-3N-24-0000-0028-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	29	NONE 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	2610	CAR WASH

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6002.00
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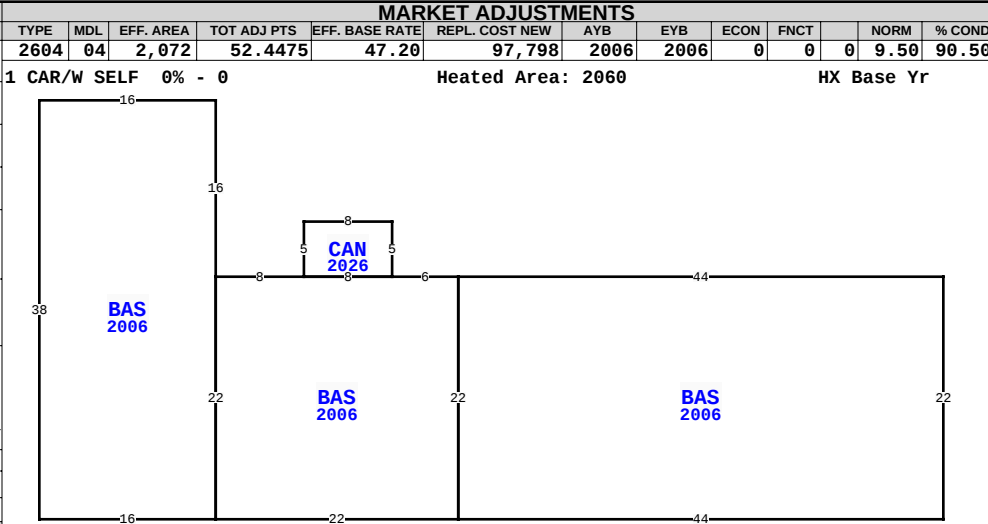
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100	2006	484	20,675
BAS	608	100	2006	608	25,972
BAS	968	100	2006	968	41,349
CAN	40	30	2026	12	512

TOTALS	2,100			2,072	88,507
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	18,371.00	SF	2.00	2.00	
2	0524	PUMP ISLND	0	0	0	0	120.00	SF	4.50	4.50	
3	0400	CONC CURB	0	0	0	0	290.00	LF	15.00	15.00	
4	0524	PUMP ISLND	0	0	4	3	12.00	SF	4.50	4.50	
6	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,897.50	1,897.50	
9	0351	CARPORT MT	0	0	64	20	1,280.00	SF	10.00	10.00	
10	1100	VAC SYSTEM	0	0	0	0	4.00	UT	800.00	800.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	C-1	-115.00	341.00	39,240.00	SF	1.00
2	001000	C	COMMERCIAL	0		C-1	-0.00	0.00	42,675.00	SF	1.00

REVIEW DATE	02/06/2026	BY	KWA
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			02/04/2026	DC	

TOTAL OB/XF											
40,101											

TOTAL OB/XF											
40,101											

Total Acres:	1.88	Total Land Value:	286,702	Market:	0	Agricultural:	0	Common:	286,702
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	88,507		
TOTAL MARKET OB/XF VALUE	40,101		
TOTAL LAND VALUE - MARKET	286,702		
TOTAL MARKET VALUE	415,310		
SOH/AGL Deduction	48,431		
ASSESSED VALUE	366,879		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	366,879		
TOTAL JUST VALUE	415,310		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	206,180		

THE HILLIARD CARWASH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20260092	ADDING WASH BAY T	132,309	05/18/2026
B20260092	ADDING WASH BAY T	132,309	01/01/2026
0410266	NEW CONSTR	0	10/01/2005
0410266	CO ISSUED	0	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2838/447	12/30/2025	WD	Q	V	03
GRANTOR: FISHER LINDA M					
GRANTEE: BY FRANKLIN PROPERT					
2221/1866	8/31/2018	SW	U	I	12
GRANTOR: SOUTHEASTERN BANK					
GRANTEE: B Y FRANKLIN PROPER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006;ORIG=0,0] W44 S22 E44 N22 \$											
BAS=[YR=2006;ORIG=-66,0] N16 W16 S38 E16 N22 \$											
BAS=[YR=2006;ORIG=-44,0] W6 W8 W8 S22 E22 N22 \$											
CAN=[YR=2026;ORIG=-58,-5] E8 S5 W8 N5 \$											

OTHER ADJUSTMENTS AND NOTES											