PT SEC 16-3N-24E
IN OR 2660/863 PARCEL 1
ESMT IN OR 2806/962

MICHAEL FRANKLIN CONTRACTING
PO BOX 1107
HILLIARD, FL 32046-1107

2026

16-3N-24-0000-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/04/2026 DC
INC DATE		AG DATE	10/22/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	235,225
TOTAL MARKET VALUE	572
SOH/AGL Deduction	0
ASSESSED VALUE	572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	572
TOTAL JUST VALUE	235,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/863	8/11/2023	QC	U	V	11	100
GRANTOR: MICHAEL FRANKLIN CONT						
GRANTEE: MICHAEL FRANKLIN CO						
1607/1664	1/30/2009	WD	Q	V	01	235,000
GRANTOR: JONES TODD						
GRANTEE: MICHAEL FRANKLIN CO						

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	005500	A	TIMBER 2 N S	0		M-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	530.00	530.00	572							
2	009910	M	MARKET VALUE	0		M-1	0.00	0.00	47,045.00	SF		1.00	1.00	1.00	5.00	5.00	235,225							

REVIEW DATE 12/12/2025 BY KWX Total Acres: 1.08 Total Land Value: 572 Market: 235,225 Agricultural: 572 Common: 0 PRINTED 07/09/2026 BY SYS