

PT LOT 8 & PT N1/2 OF NE1/4 OF
SE1/4 IN OR 741/745 (EX ESMT
PT OR 472/370)

FRANKLIN TIRE INC
PO BOX 809
HILLIARD, FL 32046-0809

2026

16-3N-24-2320-0008-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	03	MASONRY 100
Story Height		19 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	OWNER OCC 100

Quality 03 Quality Level 03

DOR CODE 1400 SUPERMARKET

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	16,248	100	1993	16,248	444,708
CAN	216	30	1994	65	1,779
CAN	276	30	1994	83	2,272
CAN	1,332	30	1994	400	10,948
FST	1,155	50	1993	578	15,820
SPA	870	85	1993	740	20,254

TOTALS 20,097 18,114 495,780

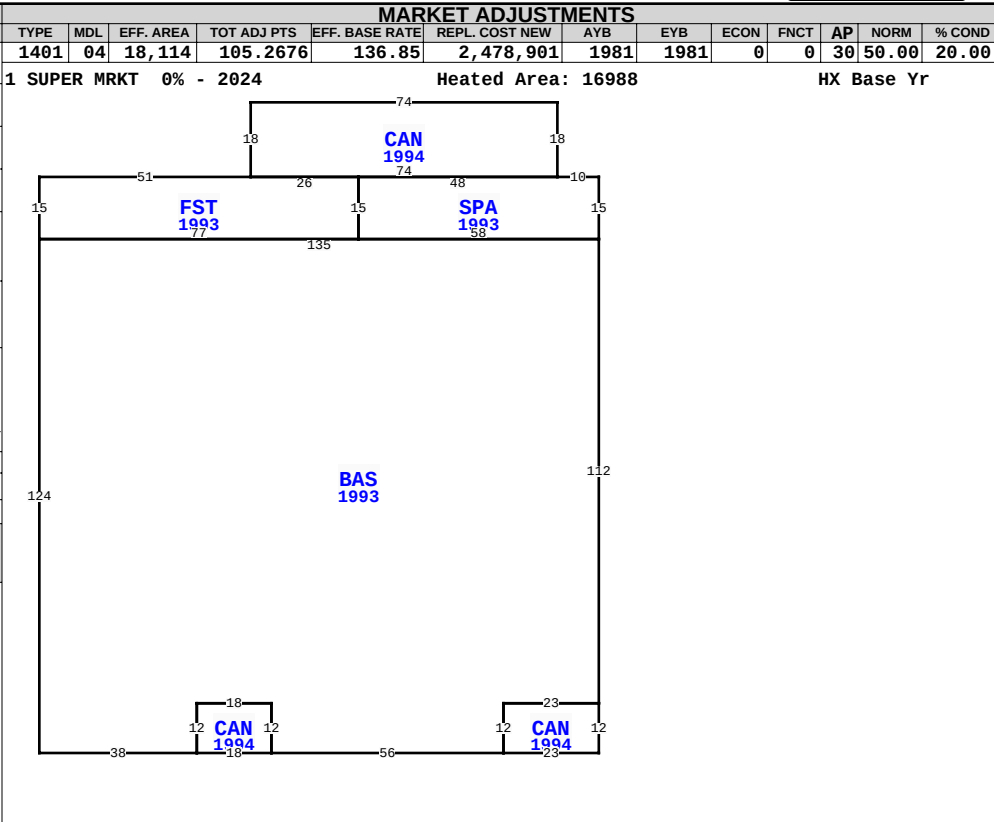
EXTRA FEATURES

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
1	0803	ASPHALT C	0	0	0	0		42,642.00	SF 1.00	30	1981	1981	3	30	12,793	
2	0812	CONCRETE C	0	0	0	0		3,744.00	SF 2.00	30	1981	1981	3	30	2,246	
3	4950	BOLLARD	0	0	0	0		6.00	UT 100.00	30	1990	1990	3	30	180	
7	0431	CL FNC 8B	0	0	300	0		1,300.00	LF 12.50	100	2026	2025		100	16,250	
8	0467	FNC GT 25'	0	0	0	0		1.00	UT 700.00	100	2026	2025		100	700	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001400	C	SUPERMARKT	0	0004	M-1	0.00	0.00	107,157.00	SF		1.00	1.00	1.00	5.00	5.00	535,785							

REVIEW DATE 11/07/2025 BY KWX



551143 US HWY 1, HILLIARD

BLD DATE	11/07/2025	KWX	LGL DATE	
XF DATE	11/07/2025	KWX	LAND DATE	
INC DATE			AG DATE	

02/04/2026 DC

NASSAU COUNTY PROPERTY															PAGE 1 of 1			3
VALUATION SUMMARY																		
VALUATION BY															STANDARD			
Tax Group: 3															Tax Dist:			
BUILDING MARKET VALUE															222,900			
TOTAL MARKET OB/XF VALUE															32,169			
TOTAL LAND VALUE - MARKET															535,785			
TOTAL MARKET VALUE															790,854			
SOH/AGL Deduction															334,647			
ASSESSED VALUE															456,207			
TOTAL EXEMPTION VALUE															0			
BASE TAXABLE VALUE															456,207			
TOTAL JUST VALUE															790,854			
NCON VALUE															16,950			
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE															404,021			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2653/984	7/03/2023	SW	Q	I	01	476,000	
GRANTOR: LINCOLN TRUST COMPANY							
GRANTEE: FRANKLIN TIRE INC							
0741/0745	10/11/1995	WD	Q	I	02	745,000	
GRANTOR: INGHAM ASSOCIATES LP							
GRANTEE: LINCOLN TRUST COMPA							

BUILDING NOTES

BUILDING DIMENSIONS

SPA=[YR=1993] W10 CAN=[YR=1994] N18 W74 S18 FST=[YR=1993] W51 S15 BAS=[YR=1993] S124 E38 CAN=[YR=1994] E18 N12 W18 S12 \$ N12 E18 S12 E56 CAN=[YR=1994] E23 N12 W23 S12 \$ N12 E23 N112 W135 \$ E77 N15 W26 \$ E74 \$ W48 S15 E58 N15 \$.