PT OF LOT 23 & 24
A/K/A LOT 5
DEER RUN UNR PLAT

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

2026

17-3N-24-2020-0023-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Quality	04	Quality Level 04

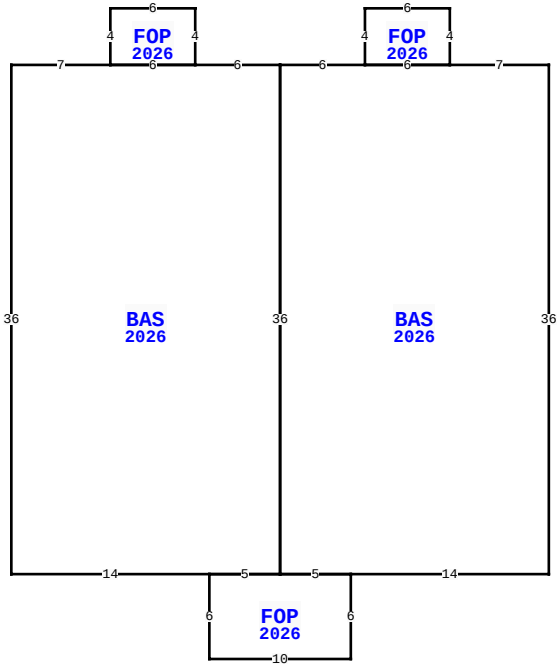
DOR CODE 0800 MULTI-FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	2026	684	110,466
BAS	684	100	2026	684	110,466
FOP	24	30	2026	7	1,131
FOP	24	30	2026	7	1,131
FOP	60	30	2026	18	2,907
TOTALS	1,476			1,400	226,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,400	116.1888	161.50	226,100	2025	2025	0	0	0	0.00	100.00

1 DUPLEX 0% - 2026 Heated Area: 1368 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

N KRISTIE CIR, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	226,100
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,240
TOTAL MARKET VALUE	246,340
SOH/AGL Deduction	3,319
ASSESSED VALUE	243,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,021
TOTAL JUST VALUE	246,340
NCON VALUE	233,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240366	CO ISSUED		06/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1683/0317	6/08/2010	WD	U	I	11	75,000
GRANTOR: AMERICAN BANKING COMP						
GRANTEE: B Y FRANKLIN PROPER						
1666/1981	3/15/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN BANKING CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=78,0] W7 W6 W6 S36 E5 E14 N36 $
BAS=[YR=2026;ORIG=40,0] E7 E6 E6 S36 W5 W14 N36 $
FOP=[YR=2026;ORIG=54,36] E5 E5 S6 W10 N6 $
FOP=[YR=2026;ORIG=47,0] N4 E6 S4 W6 $
FOP=[YR=2026;ORIG=65,0] E6 N4 W6 S4 $
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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	000800	C	MULTI-FAMILY	0	0005	R-3	0.00	0.00	0.23	AC		1.00	1.00	2.20	40,000.00	88,000.00	20,240							

REVIEW DATE 12/19/2025 BY WW Total Acres: 0.23 Total Land Value: 20,240 Market: 0 Agricultural: 0 Common: 20,240 PRINTED 07/09/2026 BY SYS