LOT 3 OF R/P'ED LOT 3
CORNWALL SURVEY R/P OF
LOTS 3 & 4 SEC 17-3N-24E UNR

DAYSPRING PROPERTY SERVICES LLC
PO BOX 1080
HILLIARD, FL 32046

**2026**

**17-3N-24-2660-0003-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

BAY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | 05/20/2024 DC |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 20,000 |
| TOTAL MARKET VALUE | 515 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 515 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 515 |
| TOTAL JUST VALUE | 20,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 22,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2654/891 | 7/17/2023 | WD | U | V | 37 | 435,000 |
| GRANTOR: FRANKLIN MICHAEL & VI | | | | | | |
| GRANTEE: DAYSPRING PROPERTY | | | | | | |
| 1215/0644 | 3/15/2004 | QC | Q | V | 03 | 7,500 |
| GRANTOR: TIITF/STATE OF FLORID | | | | | | |
| GRANTEE: FRANKLIN MICHAEL & | | | | | | |

## 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 | 005501 | A | TIMBER 2 P S | 0 | 0007 | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 515.00 | 515.00 | 515 | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.50 | 40,000.00 | 20,000.00 | 20,000 | | | | | | | |

REVIEW DATE 05/11/2026 BY MLU Total Acres: 1.00 Total Land Value: 515 Market: 20,000 Agricultural: 515 Common: 0 PRINTED 07/09/2026 BY SYS