S125 FT OF LOT 8 W OF HWY
S-3 & S-4 OF LOT 8
CORNWALL SURVEY

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

2026

32-4N-24-2020-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

552961 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	56,800
TOTAL MARKET VALUE	68,800
SOH/AGL Deduction	15,140
ASSESSED VALUE	53,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,660
TOTAL JUST VALUE	68,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0031	10/06/2021	WD	Q	V	01	45,000
GRANTOR: WEST LAWRENCE W & DEB						
GRANTEE: B Y FRANKLIN PROPER						
1551/0797	2/19/2008	WD	Q	I		45,000
GRANTOR: MCCURRY CAPITAL LLC						
GRANTEE: WEST LAWRENCE W & D						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	001001	C	V CM/XFOBT	0		CI	0.00	0.00	1.42	AC		1.00	1.00	1.00	40,000.00	40,000.00	56,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.42 Total Land Value: 56,800 Market: 0 Agricultural: 0 Common: 56,800 PRINTED 07/09/2026 BY SYS