

BLK 175 LOTS 9,10,11 & 12
IN OR 2341/197
TOWN OF HILLIARD WEST S/D OF

FRANKLIN EMILY A/GUINN CARL D JR
PO BOX 878
HILLIARD, FL 32046

2023

08-3N-24-2380-0175-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	118,160
BAS	312	100	312	35,448
PTO	90	5	4	454
STP	20	10	2	227

TOTALS	1,462		1,358	154,290
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50
3	0351	CARPORT MT	0	0	24	20	480.00	SF	6.30
5	0810	CONCRETE A	0	0	0	0	331.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R2	100.00	125.00	100.00

REVIEW DATE	01/14/2021	BY	WWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,358	148.5432	134.06	182,053	1972	2005	0	0	15.25	84.75	
1 SINGLE FAM - 0% - 0												
Heated Area: 1352 HX Base Yr												
27013 NEW FRONT ST, HILLIARD												

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50	6.50	100	1982
3	0351	CARPORT MT	0	0	24	20	480.00	SF	6.30	6.30	100	1986
5	0810	CONCRETE A	0	0	0	0	331.00	SF	6.50	6.50	100	1972

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50	6.50	100	1982
3	0351	CARPORT MT	0	0	24	20	480.00	SF	6.30	6.30	100	1986
5	0810	CONCRETE A	0	0	0	0	331.00	SF	6.50	6.50	100	1972

REVIEW DATE	01/14/2021	BY	WWA
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	154,290		
TOTAL MARKET OB/XF VALUE	1,673		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	185,963		
SOH/AGL Deduction	16,465		
ASSESSED VALUE	169,498		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	169,498		
TOTAL JUST VALUE	185,963		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	160,392		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160046	REMODEL	0	05/03/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2341/0197	12/13/2019	WD	U	I	11	100
GRANTOR: FRANKLIN EMILY A						
GRANTEE: FRANKLIN EMILY A &						
2044/1253	4/20/2016	WD	U	I	11	100
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: FRANKLIN EMILY A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W12 BAS=[YR=1993] W9 PTO=[YR=1999] N10 W9 S10 E9\$ W31 S26 E23 STP=[YR=1999] S4 E5 N4 W5\$ E17 N26\$ S26 E12 N26\$.									

TOTAL OB/XF									
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REVIEW DATE	01/14/2021	BY	WWA
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Total Acres: 0.00	Total Land Value: 30,000	Market: 0	Agricultural: 0	Common: 30,000	PRINTED 08/02/2023 BY SYS
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