BLK 197 LOTS 1 THRU 4 &
21 THRU 24 IN OR 1773/1533
TOWN OF HILLIARD WEST S/D OF

FRANKLIN BRENTON M
PO BOX 1107
HILLIARD, FL 32046

2023

08-3N-24-2380-0197-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

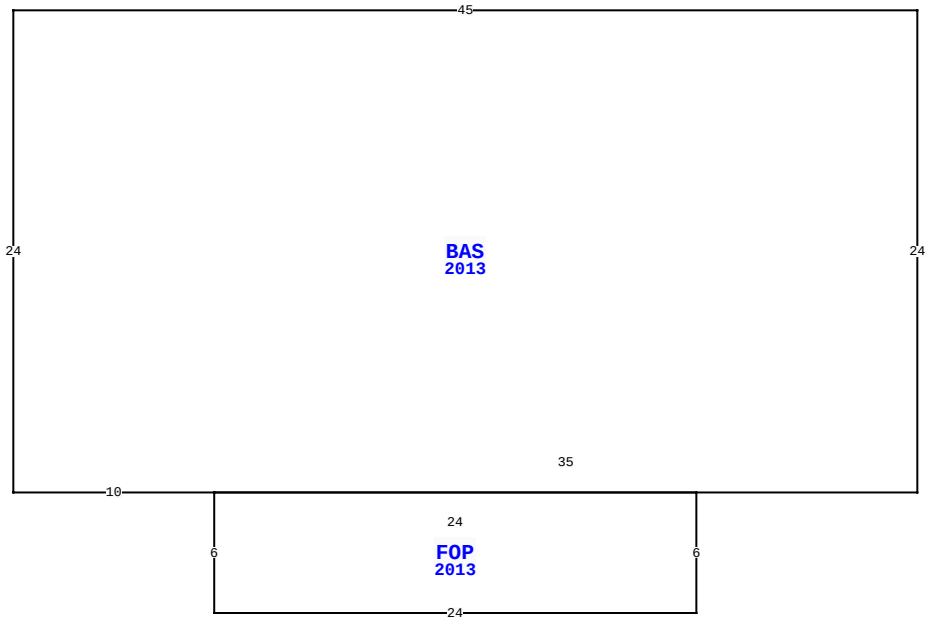
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	115,355
FOP	144	30	43	4,593
TOTALS	1,224		1,123	119,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,123	123.2780	111.26	124,945	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 1080 HX Base Yr



27186 W TENTH AVE, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	119,947
TOTAL MARKET OB/XF VALUE	4,851
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	184,798
SOH/AGL Deduction	32,290
ASSESSED VALUE	152,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,508
TOTAL JUST VALUE	184,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1773/1533	1/13/2012	QC	U	V	11	100
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: FRANKLIN BRENTON M						
1694/1249	7/28/2010	QC	U	V	11	101,500
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: FRANKLIN MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W45 S24 E10 FOP=[YR=2013] S6 E24 N6 W24$ E35 N24$.

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	0811	CONCRETE B	0	0	0	0	982.00	SF	5.20	5.20	100	2013	2013	3	95	4,851	

LAND DESCRIPTION

TOTAL OB/XF 4,851

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	000000	C	VAC RES	0	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							
2	000100	C	SFR	0	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 09/28/2018 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS