BLK 197 LOTS 5 THRU 7 &
17 THRU 20 IN OR 1841/78
TOWN OF HILLIARD WEST S/D OF

FRANKLIN BRENTON M
PO BOX 1107
HILLIARD, FL 32046

2023

08-3N-24-2380-0197-0050

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

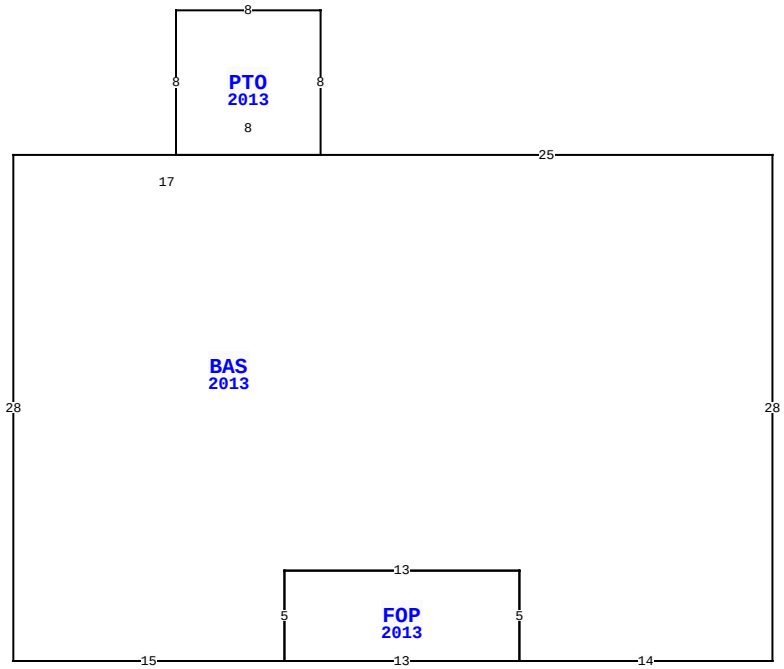
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,111	100	1,111	118,666
FOP	65	30	20	2,136
PTO	64	5	3	321
TOTALS	1,240		1,134	121,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	123.2780	111.26	126,169	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 1111 HX Base Yr



27168 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	121,122
TOTAL MARKET OB/XF VALUE	4,905
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	178,527
SOH/AGL Deduction	31,697
ASSESSED VALUE	146,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,830
TOTAL JUST VALUE	178,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1841/0078	2/01/2013	QC	U	V	11	100
GRANTOR: FRANKLIN CALLIE K						
GRANTEE: FRANKLIN BRENTON M						
1773/1531	1/13/2012	QC	U	V	11	100
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: FRANKLIN CALLIE K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W25 PTO=[YR=2013] N8 W8 S8 E8$ W17 S28 E15
FOP=[YR=2013] E13 N5 W13 S5$ N5 E13 S5 E14 N28$.

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	993.00	SF	5.20	5.20	100	2013	2013	3	95	4,905	

LAND DESCRIPTION

TOTAL OB/XF 4,905

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	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							
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: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS