LOT 21 & PT OF LOT 22
LYING NORTH OF CR 108
IN OR 1338/701 BEING TRACT A

FRANKLIN MICHAEL C & VICKIE V
PO BOX 1107
HILLIARD, FL 32046

2023

10-3N-24-2320-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

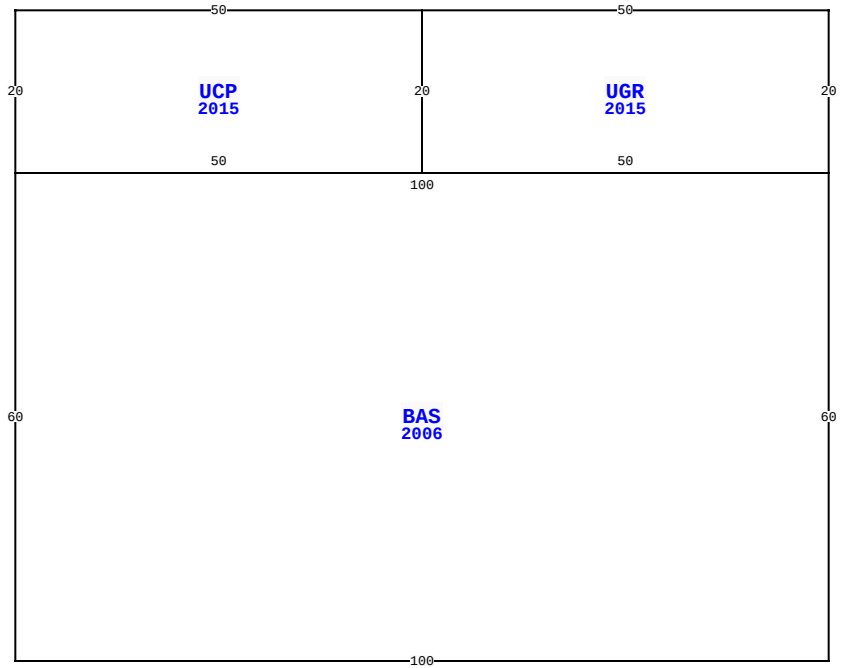
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,000	100	6,000	75,348
UCP	1,000	20	200	2,512
UGR	1,000	45	450	5,651
TOTALS	8,000		6,650	83,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	6,650	46.0000	16.10	107,065	2006	2006	0	0	0	22.00	78.00

1 GARAGE RES – 100% - 2008 Heated Area: 6000 HX Base Yr 2008



151012 CR 108, HILLIARD

BLD DATE	01/10/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,188,816
TOTAL MARKET OB/XF VALUE		104,797
TOTAL LAND VALUE - MARKET		334,540
TOTAL MARKET VALUE		1,362,153
SOH/AGL Deduction		668,494
ASSESSED VALUE		693,659
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		643,659
TOTAL JUST VALUE		1,628,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		944,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531349	CARPORT	0	10/30/2015
B1531349	XFOB	0	10/01/2015
M12056	MECH OTHER	0	09/01/2006
P10925	OTHER	0	03/01/2006
E16688	ELEC OTHER	0	02/01/2006
C16340	CO ISSUED	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1732	5/14/2007	WD	U	I	06	100
GRANTOR: POWELL LINDA ROWE TRU						
GRANTEE: FRANKLIN MICHAEL C						
1338/0701	8/02/2005	WD	Q	V		160,000
GRANTOR: ROWE MONROE E & MADEL						
GRANTEE: FRANKLIN MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2015] W50 UCP=[YR=2015] W50 S20 BAS=[YR=2006] S60 E100 N60 W100$ E50 N20$ S20 E50 N20$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	40	1,400	
4	0812	CONCRETE C	0	100	0	0	12,758.00	SF	4.00	4.00	100	2007	2007	3	89	45,418	
5	1127	BRICK 8"	0	100	0	0	568.00	SF	11.00	11.00	100	2007	2007	3	97	6,061	
6	0462	ST/AL FNC	0	100	0	0	150.00	SF	10.00	10.00	100	2007	2007	3	52	780	
7	0461	IRON FENCE	0	100	32	5	160.00	SF	6.38	6.38	100	2007	2007	3	92	938	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
9	0680	POLE SHED	0	100	84	58	4,872.00	SF	10.00	10.00	100	2015	2015	3	81	39,463	
10	0300	BOAT DCK W	0	100	54	8	432.00	SF	20.00	20.00	100	2017	2017	3	87	7,517	

LAND DESCRIPTION

TOTAL OB/XF 104,797

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	005000	C	RURAL HOME	100	0004		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	0	0004		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	005600	A	TIMBER 3 SI	0			0.00	0.00	19.61	AC		1.00	1.00	1.00	410.00	410.00	8,040							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	19.61	AC		1.00	1.00	1.00	14,000.00	14,000.00	274,540							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 22.61 Total Land Value: 68,540 Market: 274,540 Agricultural: 8,540 Common: 60,000 PRINTED 08/02/2023 BY SYS

LOT 21 & PT OF LOT 22
LYING NORTH OF CR 108
IN OR 1338/701 BEING TRACT A

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HILLIARD, FL 32046

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

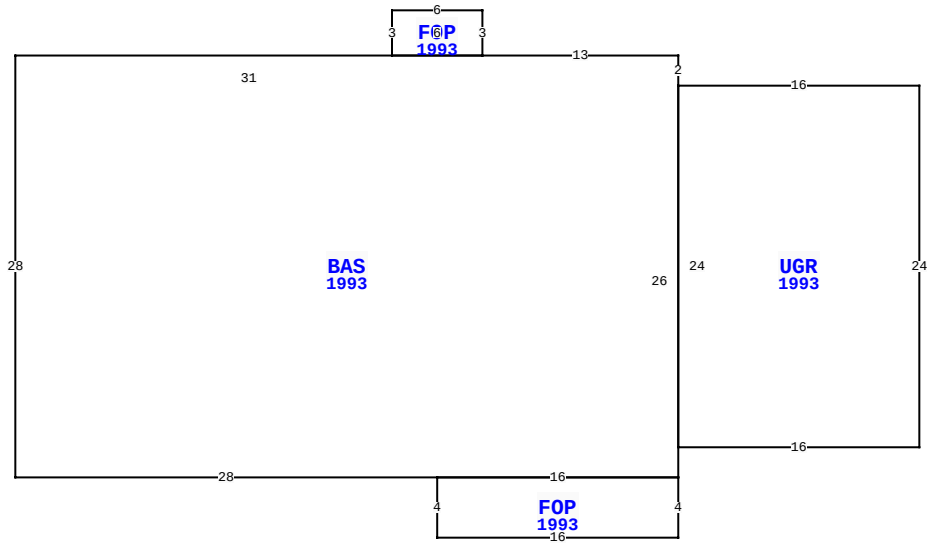
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	107,815
FOP	18	30	5	437
FOP	64	30	19	1,663
UGR	384	45	173	15,140
TOTALS	1,698		1,429	125,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	131.0400	118.26	168,994	1976	1990	0	0	0	26.00	74.00

2 SINGLE FAM – 0% - 2008 Heated Area: 1232 HX Base Yr 2008



151012 CR 108, HILLIARD

BLD DATE	01/10/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL MARKET VALUE		1,362,153
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ASSESSED VALUE		693,659
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		643,659
TOTAL JUST VALUE		1,628,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		944,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16340	NEW CONSTR	264,618	10/01/2005
R08419	REPAIR/RRF	4,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/1732	5/14/2007	WD	U	I	06	100
GRANTOR: POWELL LINDA ROWE TRU						
GRANTEE: FRANKLIN MICHAEL C						
1338/0701	8/02/2005	WD	Q	V		160,000
GRANTOR: ROWE MONROE E & MADEL						
GRANTEE: FRANKLIN MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W16 BAS=[YR=1993] N2 W13 FOP=[YR=1993] N3 W6 S3 E6$ W31 S28 E28 FOP=[YR=1993] S4 E16 N4 W16$ E16 N26$ S24 E16 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

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

REVIEW DATE 06/09/2020 BY TWA Total Acres: 22.61 Total Land Value: 68,540 Market: 274,540 Agricultural: 8,540 Common: 60,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

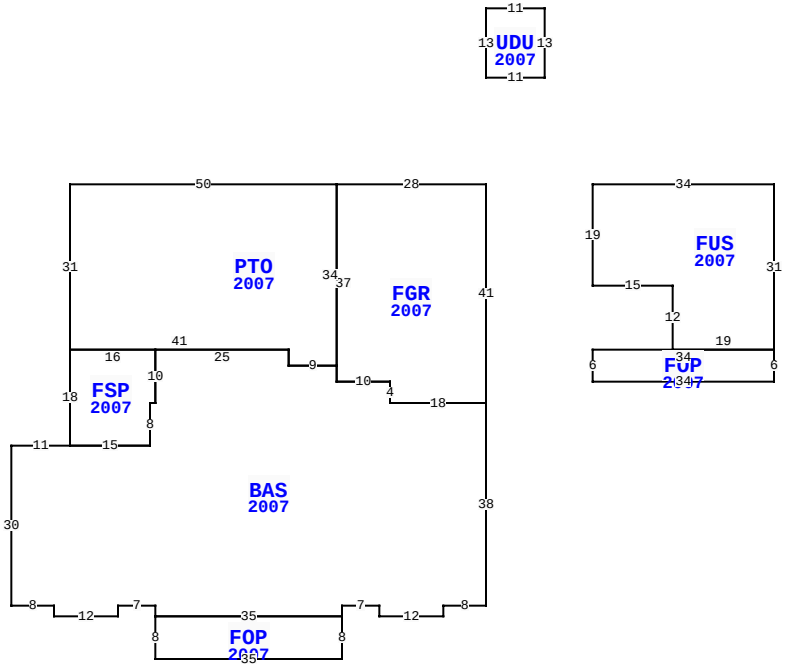
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,645	100	3,645	644,598
FGR	1,108	55	609	107,698
FOP	204	30	61	10,788
FOP	280	30	84	14,855
FSP	280	40	112	19,807
FUS	874	100	874	154,562
PTO	1,577	5	79	13,971
UDU	143	55	79	13,971
TOTALS	8,111		5,543	980,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,543	135.8519	193.59	1,073,069	2007	2010	0	0	0	8.65	91.35

3 SFR CUST – 100% - 2008 Heated Area: 4519 HX Base Yr 2008



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INCOME VALUE		
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GRANTEE: FRANKLIN MICHAEL C						
1338/0701	8/02/2005	WD	Q	V		160,000
GRANTOR: ROWE MONROE E & MADEL						
GRANTEE: FRANKLIN MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W28PTO=[YR=2007] W50S31 FSP=[YR=2007]
S18BAS=[YR=2007] W11S30E8S2 E12N2E7S2FOP=[YR=2007]
S8E35N8W35$ E35N2E7S2E12N2E8N38W18N4W10N3
W9N3W25S10W1S8W15$E15N8E1N10 W16$E41S3E9N34$S37E10S4E18N41$
PTR=[YR=2007] E20FUS=[YR=2007] E34S31 FOP=[YR=2007]
S6W34N6E34$W19N12W15 N19$W20$ PTR=[YR=2007] N20UDU=[YR=2007]
N13E11S13W11$S20$. .

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

REVIEW DATE 06/09/2020 BY TWA Total Acres: 22.61 Total Land Value: 68,540 Market: 274,540 Agricultural: 8,540 Common: 60,000 PRINTED 08/02/2023 BY SYS