

PT OF LOT 1
IN OR 965/1848
EX R/W OR 489/513

FRANKLIN LUDELL S
PO BOX 1198
HILLIARD, FL 32046-1198

2023

14-3N-23-2020-0001-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	19 COMMON BRK 50
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 60
Interior Wall	05 DRYWALL 40
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100	1,912	130,696
BAS	417	100	417	28,504
FGR	960	55	528	36,092
FOP	120	30	36	2,461
FOP	114	30	34	2,324
FST	80	55	44	3,008
FUS	814	100	814	55,642
UST	63	45	28	1,914

TOTALS	4,480	3,813	260,639
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
5	0811	CONCRETE B	0 100	29	26	754.00	SF	5.20	5.20	100	1998
6	0202	BARN WD 30	0 100	0	0	3,229.00	SF	15.00	15.00	100	1991
7	0812	CONCRETE C	0 100	0	0	2,038.00	SF	4.00	4.00	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.14	AC	1.00

REVIEW DATE	09/04/2018	BY	TWA
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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	3,813	105.3900	95.11	362,654	1966	1970	0	0	28.13	71.87
1 SINGLE FAM - 100% - 0 Heated Area: 3143 HX Base Yr											

172343 BAY RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
5	0811	CONCRETE B	0 100	29	26	754.00	SF	5.20	5.20	100	1998	1998	3	77	3,019	
6	0202	BARN WD 30	0 100	0	0	3,229.00	SF	15.00	15.00	100	1991	1991	3	20	9,687	
7	0812	CONCRETE C	0 100	0	0	2,038.00	SF	4.00	4.00	100	1980	1980	3	35	2,853	

TOTAL OB/XF											
15,559											

Total Acres: 2.14	Total Land Value: 51,360	Market: 0	Agricultural: 0	Common: 51,360
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,639	
TOTAL MARKET OB/XF VALUE		15,559	
TOTAL LAND VALUE - MARKET		51,360	
TOTAL MARKET VALUE		327,558	
SOH/AGL Deduction		123,736	
ASSESSED VALUE		203,822	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		148,822	
TOTAL JUST VALUE		327,558	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,225	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01	XFOB	11,000	04/01/2001
B996670	GARAGE	20,800	12/01/1999
B985383	CARPORT	7,020	09/01/1998
E951725	CHNGE SRVC	0	03/03/1995
3348	H/AC	2,000	04/03/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0965/1851	1/09/2001	PR U	I	01	100
GRANTOR: FRANKLIN LUDELL P/R					
GRANTEE: FRANKLIN LUDELL & H					
0965/1848	1/09/2001	WD U	I	01	100
GRANTOR: FRANKLIN HEATHER D					
GRANTEE: FRANKLIN LUDELL S					

BUILDING NOTES											
BAS=[YR=1993] W31 N8 W12 BAS=[YR=2001] N26 W19											
FOP=[YR=2001] W6 S19 E6 N19\$ S19 E11 S7 E8\$ W11 FST=[YR=1993]											
W10 S5 FGR=[YR=1999] W32 S30 E32 N30\$ S3 E10 N8\$ S8 W10 S27											
E23FOP=[YR=1993] S5 E24 N5 W24 \$ E41 N27 \$ PTR= E15											
FUS=[YR=1993] E22 S37 W22 N37 \$ W15 \$ PTR= N25 UST=[YR=1993]											
E7 N9 W7 S9 \$ S25 \$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W31 N8 W12 BAS=[YR=2001] N26 W19											
FOP=[YR=2001] W6 S19 E6 N19\$ S19 E11 S7 E8\$ W11 FST=[YR=1993]											
W10 S5 FGR=[YR=1999] W32 S30 E32 N30\$ S3 E10 N8\$ S8 W10 S27											
E23FOP=[YR=1993] S5 E24 N5 W24 \$ E41 N27 \$ PTR= E15											
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E7 N9 W7 S9 \$ S25 \$.											

PRINTED 08/02/2023 BY SYS
