

PT OF SW1/4 OF NE1/4
IN OR 2206/1912
UTIL ESMT OR 2297/1530

FRANKLIN DONALD W & WENDY L
P O BOX 1253
HILLIARD, FL 32046

2023

23-4N-23-0000-0004-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 70
Interior Floo	14 CARPET 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

Quality 04 Quality Level 04

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 09

NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	160,033
FOP	220	30	66	5,678
FOP	400	30	120	10,325

TOTALS 2,480 2,046 176,036

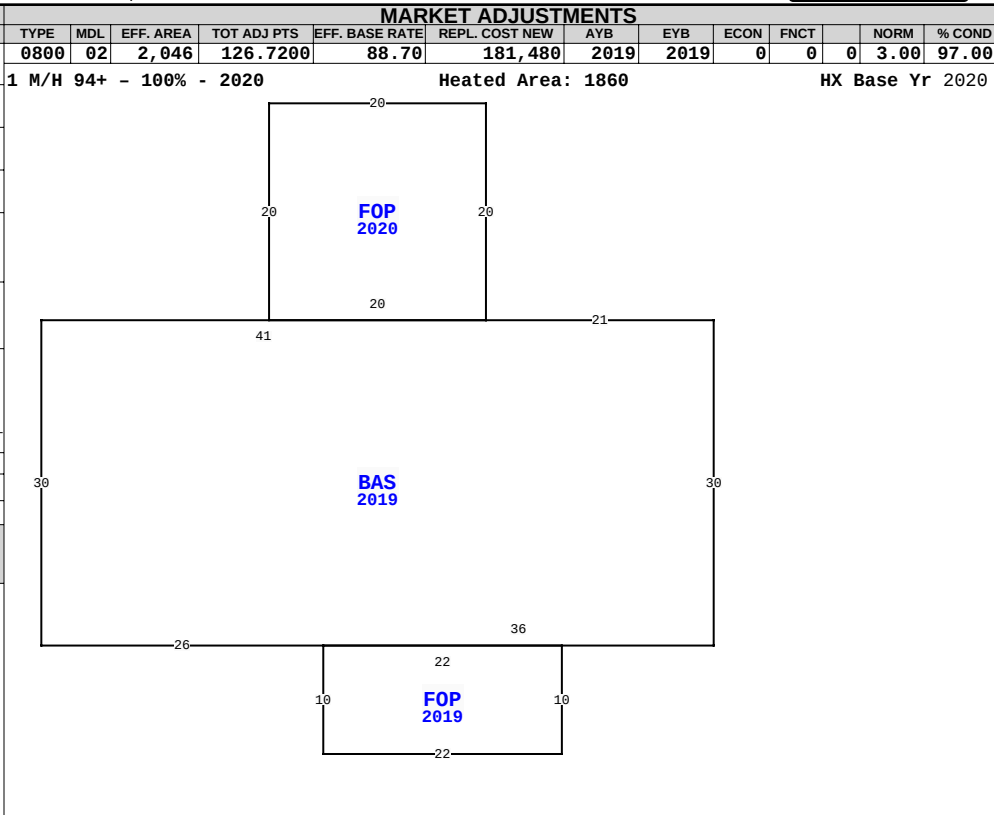
EXTRA FEATURES

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
1	0812	CONCRETE C	0 100	0 0	1,223.00	SF	4.00	4.00	100	2019	2019	3	99	4,843	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	77,100							

REVIEW DATE 06/11/2021 BY TWA



28076 CHARITY LN, HILLIARD

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU

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
1	0812	CONCRETE C	0 100	0 0	1,223.00	SF	4.00	4.00	100	2019	2019	3	99	4,843	

TOTAL OB/XF 4,843

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	77,100							

Total Acres: 2.57 Total Land Value: 77,100 Market: 0 Agricultural: 0 Common: 77,100

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,036
TOTAL MARKET OB/XF VALUE		4,843
TOTAL LAND VALUE - MARKET		77,100
TOTAL MARKET VALUE		257,979
SOH/AGL Deduction		109,717
ASSESSED VALUE		148,262
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		93,262
TOTAL JUST VALUE		257,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011107	CO ISSUED	0	10/23/2019
19010339	MH MOVE-ON	0	09/30/2019

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2206/1912	6/20/2018	WD	Q	V	01	30,000

GRANTOR: SMITH CHARLES E JR
GRANTEE: FRANKLIN DONALD W &
1864/1634 6/27/2013 WD U V 11 100
GRANTOR: SMITH EVA MAE
GRANTEE: SMITH CHARLES E JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2020] N20 W20 S20 E20\$ W41 S30 E26
FOP=[YR=2019] S10 E22 N10 W22\$ E36 N30\$.

PRINTED 08/02/2023 BY SYS