N1/2 OF NW 1/4 OF SE 1/4
EX R/W OR 1679/896
ESMT IN OR 2183/1494

THOMAS LOREA MACHELLE
28316 FRANKLIN RD
HILLIARD, FL 32046

2023

25-4N-23-0000-0002-0010

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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

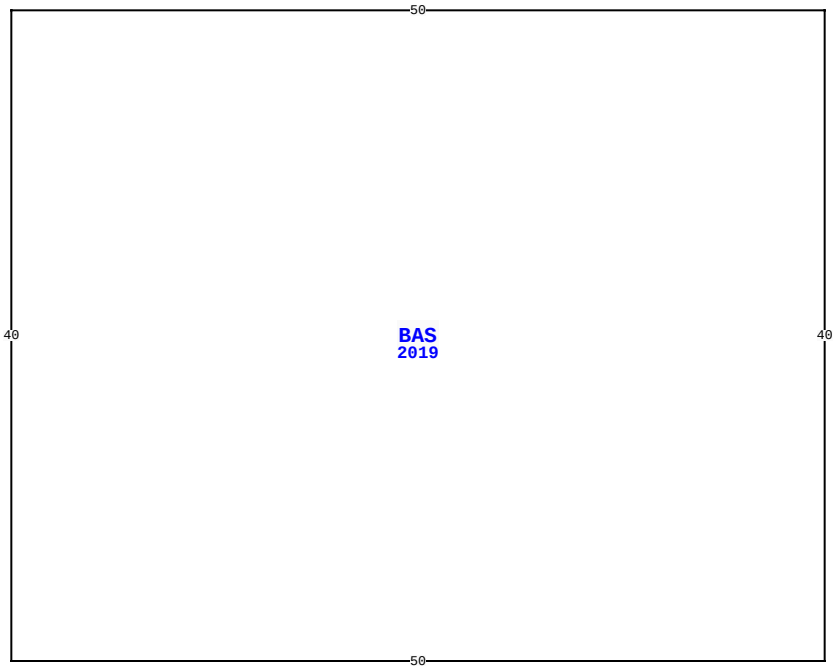
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	34,829
TOTALS	2,000		2,000	34,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,000	51.8420	18.14	36,280	2018	2018	0	0	0	4.00	96.00

1 GARAGE RES – 0% - 0 Heated Area: 2000 HX Base Yr



28316 FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,829
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	274,120
TOTAL MARKET VALUE	41,848
SOH/AGL Deduction	0
ASSESSED VALUE	41,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,848
TOTAL JUST VALUE	308,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000460	GARAGE	0	01/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2331/0022	10/07/2019	QC	U	I	11	100
GRANTOR: THOMAS MARSHALL JR						
GRANTEE: THOMAS LOREA MACHEL						
1957/1306	1/13/2015	WD	Q	V	01	150,000
GRANTOR: BANISTER BETTY G						
GRANTEE: THOMAS MARSHALL & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W50 S40 E50 N40$.

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
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.58	AC		1.00	1.00	1.00	550.00	550.00	5,269							
2	005902	A	HARDWOOD SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	175.00	175.00	1,750							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	19.58	AC		1.00	1.00	1.00	14,000.00	14,000.00	274,120							

REVIEW DATE 10/24/2018 BY TWX Total Acres: 19.58 Total Land Value: 7,019 Market: 274,120 Agricultural: 7,019 Common: 0 PRINTED 08/02/2023 BY SYS