LOT 36 (EX PT IN OR 869/269)
CORNWALL SURVEY SEC 25-4N-23E
PBK O/31

FRANKLIN DEWEY W JR & THERESA P
28949 FRANKLING RD
HILLIARD, FL 32046

2023

25-4N-23-2020-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,640
TOTAL LAND VALUE - MARKET	101,650
TOTAL MARKET VALUE	10,994
SOH/AGL Deduction	6,465
ASSESSED VALUE	4,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,529
TOTAL JUST VALUE	110,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1264/0074	10/06/2004	QC	U	V	01	100
GRANTOR: FRANKLIN D W JR						
GRANTEE: FRANKLIN DEWEY JR &						
0165/0499	1/01/1974	WD	U	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	36	80	2,880.00	SF	15.00	15.00	100	1985	1985	3	20	8,640	

LAND DESCRIPTION

TOTAL OB/XF 8,640

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.35	AC		1.00	1.00	1.00	440.00	440.00	2,354							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	5.35	AC		1.00	1.00	1.00	19,000.00	19,000.00	101,650							

REVIEW DATE 01/01/2018 BY MH Total Acres: 5.35 Total Land Value: 2,354 Market: 101,650 Agricultural: 2,354 Common: 0 PRINTED 08/02/2023 BY SYS