

PT LOT 59 IN OR 2589/455
2015 LIOH DW/MH
CORNWALL SURVEY

HIGGINBOTHAM JEFFERY KYLE
28535 FRANKLIN RD
HILLIARD, FL 32046

2023

25-4N-23-2020-0059-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0800	02	1,980	116.8000	81.76	161,885	2014	2014	0	0	20.00	80.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2016													Heated Area: 1980										HX Base Yr 2016									
Roof Cover	03	COMP SHNGL 100	BAS 2014																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 70																																	
Interior Floo	08	SHT VINYL 30																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		4 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	0	0 100																																	
Units		0 100																																	
Quality			03	Quality Level 03																															
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	1,980	100	1,980	129,508																															
TOTALS			1,980	1,980	129,508																														
EXTRA FEATURES			28535 FRANKLIN RD, HILLIARD																																
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	0350	CARPORT WD	0 100	36	24	864.00	SF	9.36	9.36	100	2019	2019	3	90	7,278																				
LAND DESCRIPTION			TOTAL OB/XF 7,278																																
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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																		
REVIEW DATE 06/18/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																			