

LOT 61
IN OR 1264/80
CORNWALL SURVEY

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

2023

25-4N-23-2020-0061-0000



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	PAGE 1 of 1													
Exterior Wall	20	FACE BRICK 100	0100	01	3,561	94.5000	85.29	303,718	1975	1975	0	0	0	31.85	68.15	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2707												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	04	PLYWOOD 50																										
Interior Wall	05	DRYWALL 50																										
Interior Floo	14	CARPET 90																										
Interior Floo	08	SHT VINYL 10																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	2	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units	0	100																										
BUD8 Adjustme	04	DIST 01 100																										
Occupancy	00	NONE 100																										
Quality	03	Quality Level 03																										
DOR CODE	5000		IMPROVED AG																									
MAP NUM			MKT AREA		09																							
NEIGHBORHOOD/LOC	9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,707	100	2,707	157,345																								
FEP	399	80	319	18,542																								
FGR	760	55	418	24,296																								
FOP	189	30	57	3,313																								
UOP	300	20	60	3,487																								
TOTALS	4,355		3,561	206,984																								
EXTRA FEATURES					28949 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											
2	0812	CONCRETE C	0	100	0	0	1,553.00	SF	4.00	4.00	100	1975	1975	3	27	1,677												
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330												
4	0861	POOL GUNIT	0	100	0	0	684.00	SF	85.00	85.00	100	1980	1980	3	20	11,628												
7	0845	KOOL DECK	0	100	4	104	416.00	SF	7.25	7.25	100	1980	1980	3	35	1,056												
8	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40												
9	0511	GARAGE CB-	0	100	16	19	304.00	SF	40.00	40.00	100	1975	1975	3	27	3,283												
10	0681	POLE SHED	0	100	0	0	480.00	SF	15.00	15.00	100	1999	1999	3	28	2,016												
11	0681	POLE SHED	0	100	45	40	1,800.00	SF	15.00	15.00	100	2018	2018	3	90	24,300												
TOTAL OB/XF 45,330																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000											
2	006000	A	PAST1/HAY	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	440.00	440.00	3,520											
3	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175											
4	009910	M	MKT. VAL. AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000											
REVIEW DATE 07/30/2020 BY TWA Total Acres: 10.00 Total Land Value: 33,695 Market: 171,000 Agricultural: 3,695 Common: 30,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/0080	10/06/2004	QC	U	I	01	100

GRANTOR: FRANKLIN D W JR

GRANTEE: FRANKLIN DEWEY JR &

	DATE	WD	U	I	06	
0109/0480	2/22/1971	WD	U	I	06	500

GRANTOR: RANK HAROLD G SR & FL

GRANTEE: FRANKLIN D W JR & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N30 W20 UOP=[YR=2012] W10 S30 E10 N30S S30 W30 S14 FEP=[YR=1993] S21 FGR=[YR=1993] S40 E19 N40 FOP=[YR=1993] E27 N7 W27 S7 \$ W19 \$ E19 N21 W19 \$ E19 S14 E27 S7 E31 N35 \$.