

WALKER ALBERT A
PO BOX 1731
HILLIARD, FL 32046

2023



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 10001NONE 10002CONVECTION 10021001WOOD FRAME 1001.1.10000BUD8 AdjustmeOccupancy0010004DIST 01 10000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00BASUSTTOTALS70466054,928EXTRA FEATURES28977 FRANKLIN RD, HILLIARDL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSSFUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONACTUALQ% COND OB/XF MKT VALUENOTES20940SHEDS/PORT002010200.00SF19.5019.5010019941994320780LAND DESCRIPTIONTOTAL OB/XF780LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FFACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000115CSFR ACRES00007OR0.000.008.86AC1.001.001.0019,000.0019,000.00168,340REVIEW DATE09/17/2018BYTWATotal Acres: 8.86Total Land Value: 168,340Market: 0Agricultural: 0Common: 168,340PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TOTAL ADJ PTS111.1000EFF. BASE RATE100.27REPL. COST NEW66,178AYB1983EYB1983ECONFNCT00NORM17.00% COND83.00Heated Area: 624HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDMARKET VALUE54,928TOTAL MARKET OB/XF VALUE780TOTAL LAND VALUE - MARKETAverage Market Value168,340TOTAL MARKET VALUE224,048SOH/AGL Deduction78,381ASSESSED VALUE145,667TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE145,667TOTAL JUST VALUE224,048NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE139,198SALES DATAOFF RECORD NumberDATETYPEINSTQU / V I / RSNCDSALE PRICE0669/067310/29/1992QCUI01100GRANTOR: WALKER ALBERT & A DGRANTEE: WALKER ALBERT AGRANTOR:0492/05397/01/1986WDUI31,200GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UST=[YR=1993] N8 W10 S8 E10 \$ W10 S24 E26 N24\$.