

PUCKETT KEITH
281011 FRANKLIN RD
HILLIARD, FL 32046

2023



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		05	AVERAGE 100		0820	02	1,152	135.9600	88.37	101,802	1988	1988	0	0	0	70.00	30.00	VALUATION BY														
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 2005													Heated Area: 1152					HX Base Yr 2005					STANDARD				
Roof Cover		12	MODULAR MT 100		48 24 48 24 BAS 2002													BUILDING MARKET VALUE					30,541									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					11,430									
Interior Floo		14	CARPET 90															TOTAL LAND VALUE - MARKET					98,990									
Interior Floo		08	SHT VINYL 10															TOTAL MARKET VALUE					140,961									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					85,114									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					55,847									
Bedrooms			3 100															TOTAL EXEMPTION VALUE					HX HB 30,847									
Bathrooms			2 100															BASE TAXABLE VALUE					25,000									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					140,961									
Stories		1.	1. 100															NCON VALUE					0									
Units			0 100		INCOME VALUE																											
					PREVIOUS YEAR MKT VALUE					108,260																						
Quality		04	Quality Level 04																													
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	1,152	100	1,152	30,541																												
TOTALS					1,152		1,152	30,541																								
EXTRA FEATURES					281011 FRANKLIN RD, HILLIARD										BLD DATE					LGL DATE												
															XF DATE					LAND DATE												
															INC DATE					AG DATE												
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	0200	BARN WD 0-	0 100	48	36	1,728.00	SF	20.00	20.00	100	2000	2000	3	29	10,022																	
2	1242	WD DECK A	0 100	12	8	96.00	SF	10.00	10.00	100	1995	1995	3	20	192																	
3	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	1995	1995	3	20	64																	
6	0751	UOP	0 100	24	10	240.00	SF	10.00	10.00	100	2006	2006	3	48	1,152																	