

PT OF LOT 1 &
ALL OF LOTS 1 & 4
MONICA ESTATES PB 5/317

CHRISTENSEN KENNETH J & TANYA
28166 RAYNA LN
HILLIARD, FL 32046-7249

2023

32-4N-24-2020-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 60
Interior Wall	06	CUST PANEL 40
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

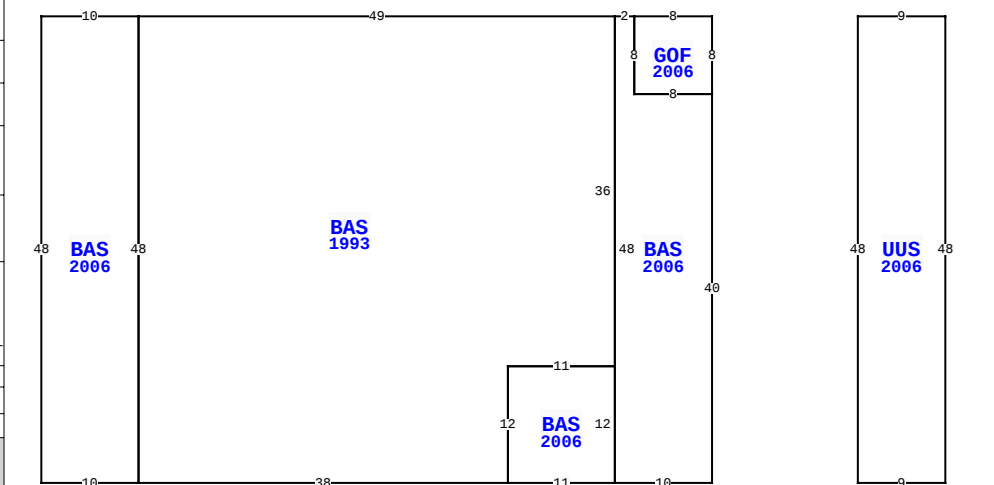
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2,220	62,808
BAS	132	100	132	3,735
BAS	416	100	416	11,769
BAS	480	100	480	13,580
GOF	64	125	80	2,263
UUS	432	50	216	6,111

TOTALS	3,744		3,544	100,267
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0812	CONCRETE C	0	100	0	0	1,443.00	SF	4.00	4.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	1128	BRICK 12"	0	100	0	0	224.00	SF	14.00	14.00	
7	0812	CONCRETE C	0	100	0	0	4,429.00	SF	4.00	4.00	
8	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	
9	0940	SHEDS/PORT	0	100	13	8	104.00	SF	30.00	30.00	
10	0845	KOOL DECK	0	100	0	0	1,894.00	SF	7.25	7.25	
11	0803	ASPHALT C	0	100	0	0	4,970.00	SF	2.00	2.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	100		OR	0.00	0.00	6.98	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	3,544	64.2960	32.15	113,940	1993	1998	0	0	0 12.00	88.00
1 ACCESSORY U - 100% - 2009 Heated Area: 3312 HX Base Yr 2009											



BLD DATE	03/03/2023	NW	LGL DATE	06/16/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF											
40,182											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		501,123	
TOTAL MARKET OB/XF VALUE		40,182	
TOTAL LAND VALUE - MARKET		132,620	
TOTAL MARKET VALUE		673,925	
SOH/AGL Deduction		280,080	
ASSESSED VALUE		393,845	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		343,845	
TOTAL JUST VALUE		673,925	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		540,142	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974090	GARAGE	20,400	07/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1483/0869	3/07/2007	WD	Q	I	
GRANTOR: FRANKLIN MICHAEL C &					SALE PRICE
GRANTEE: CHRISTENSEN KENNETH					
0806/0772	9/15/1997	QC	U	V	09
GRANTOR: WEBB LAMONTA FRANKLIN					13,500
GRANTEE: FRANKLIN MICHAEL C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
GOF=[YR=2006] W8BAS=[YR=2006] W 2 BAS=[YR=1993] W49 BAS=[YR=2006] W10S48 E10 N48 \$ S48 E38 BAS=[YR=2006] E11 N12 W11 S12 \$N12 E11 N36 \$ S48 E10 N40W8N8\$S8E8N8 \$ PTR= E15 UUS=[YR=2006] E9 S48 W9 N48 \$ W15 \$.											

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