BLOCK 128 LOTS 13 14 & 15
TOWN OF HILLIARD

FRANKLIN EMILY A/GUINN SANDRA R
PO BOX 878
HILLIARD, FL 32046

**2024**

**08-3N-24-2380-0128-0130**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

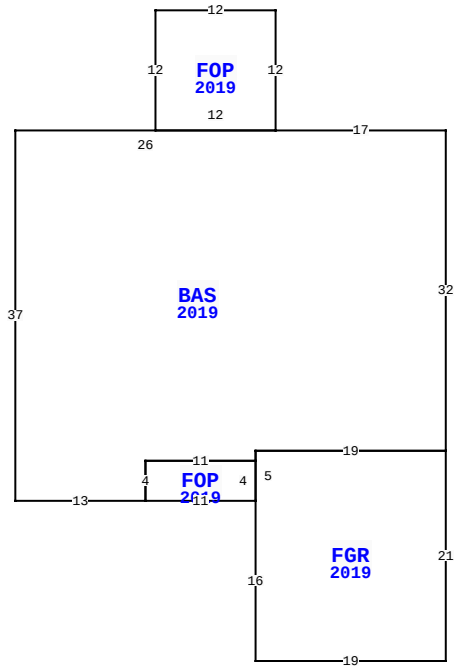
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,452 | 100 | 1,452 | 175,886 |
| FGR | 399 | 55 | 219 | 26,529 |
| FOP | 44 | 30 | 13 | 1,574 |
| FOP | 144 | 30 | 43 | 5,209 |
| TOTALS | 2,039 | | 1,727 | 209,198 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,727 | 99.9000 | 124.88 | 215,668 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

2 SNGL FAM – 0% - 0 Heated Area: 1452 HX Base Yr




27200 W FOURTH AV, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 209,198 |
| TOTAL MARKET OB/XF VALUE | 4,465 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 236,163 |
| SOH/AGL Deduction | 1,806 |
| ASSESSED VALUE | 234,357 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 234,357 |
| TOTAL JUST VALUE | 236,163 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 227,274 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190095 | NEW CONSTR | 0 | 04/23/2019 |
| 20190074 | NEW CONSTR | 0 | 04/04/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2307/1774 | 9/27/2019 | WD | U | I | 37 | 6,000 |
| GRANTOR: B Y FRANKLIN PROPERTI | | | | | | |
| GRANTEE: FRANKLIN EMILY A & | | | | | | |
| 2225/0563 | 9/20/2018 | WD | Q | V | 05 | 5,000 |
| GRANTOR: HOFFMAN JAMES | | | | | | |
| GRANTEE: B Y FRANKLIN PROPER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] N12 W12 S12 E12$ W26 S37 E13 FOP=[YR=2019] E11 FGR=[YR=2019] S16 E19 N21 W19 S5 $ N4 W11 S4$ N4 E11 N1 E19 N32 $.

## EXTRA FEATURES

| LN | 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,139.00 | SF | 4.00 | 4.00 | 100 | 2019 | 2019 | 3 | 98 | 4,465 | |

TOTAL OB/XF 4,465

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 0 | 0005 | R-2 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 22,500 | | | | | | | |

REVIEW DATE 09/30/2019 BY TW Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS