

FRANKLIN MICHAEL C & VICKIE V
PO BOX 1107
HILLIARD, FL 32046

10-3N-24-2320-0021-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 34									
ELEMENT CD		TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND								VALUATION BY STANDARD																			
Exterior Wall Roof Structur		25 MOD METAL 100 GABLE/HIP 100								Tax Group: 4 Tax Dist:										1,235,724									
Roof Cover Interior Wall		12 MODULAR MT 100 N/A 100								BUILDING MARKET VALUE										102,392									
Interior Floor Air Condition		03 CONC FINSH 100 N/A 100								TOTAL MARKET OB/XF VALUE										334,540									
Heating Type Bedrooms		99 N/A 100 N/A 100 0 100								TOTAL LAND VALUE - MARKET										1,406,754									
Bathrooms Frame Stories		0 100 WOOD FRAME 100 1. 1. 100								TOTAL MARKET VALUE										725,641									
Units BUD8 Adjustme Occupancy		0 100 DIST 01 100 00 NONE 100								SOH/AGL Deduction										681,113									
										ASSESSED VALUE										725,641									
										TOTAL EXEMPTION VALUE										HX HB 50,000									
										BASE TAXABLE VALUE										675,641									
										TOTAL JUST VALUE										1,672,656									
										NCON VALUE										0									
										INCOME VALUE																			
										PREVIOUS YEAR MKT VALUE										1,628,153									

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[illegible]

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BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall

20

Exterior Wall

05

Roof Structur

08

Roof Cover

03

Interior Wall

05

Interior Floo

14

Interior Floo

11

Air Condition

03

Heating Type

04

Bedrooms

4

Bathrooms

4

Frame Stories

02

Units

2.

Occupancy

00

Quality

03

DOR CODE

5000

MAP NUM

NEIGHBORHOOD/LOC

9001.00

TOTAL GROSS AREA

3,645

PCT OF BASE

100

TOT ADJ AREA

3,645

SUBAREA MARKET VALUE

673,105

FGR

1,108

FOP

204

FSP

280

FUS

874

PTO

1,577

UDU

143

TOTALS

8,111

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

03/28/2024

BY

DC

Total Acres:

22.61

Total Land Value:

68,638

Market:

274,540

Agricultural:

8,638

Common:

60,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

11

5,543

135.8519

203.78

1,129,553

2007

2010

0

0

9.38

90.62

Heated Area:

4519

HX Base Yr

2008

UDU

2007

PTO

2007

FGR

2007

FSP

2007

FUS

2007

FOP

2007

BAS

2007

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/28/2024

03/28/2024

DC

DC

TOTAL OB/XF

0

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1498/1732

5/14/2007

WD

U

I

06

100

GRANTOR:

POWELL LINDA ROWE TRU

GRANTEE:

FRANKLIN MICHAEL C

1338/0701

8/02/2005

WD

Q

V

160,000

GRANTOR:

ROWE MONROE E & MADEL

GRANTEE:

FRANKLIN MICHAEL C

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W28PT0=[YR=2007] W50S31 FSP=[YR=2007]
S18BAS=[YR=2007] W11S30E8S2 E12N2E7S2FOP=[YR=2007]
S8E35N8W35\$ E35N2E7S2E12N2E8N38W18N4W10N3
W9N3W25S10W1S8W15\$E15N8E1N10 W16\$E41S3E9N34\$S37E10S4E18N41\$
PTR=[YR=2007] E20FUS=[YR=2007] E34S31 FOP=[YR=2007]
S6W34N6E34\$W19N12W15 N19\$W20\$ PTR=[YR=2007] N20UDU=[YR=2007]
N13E11S13W11\$S20\$. .