

LOTS 41,42 & PT OF LOTS 37,38,
39 & 40 IN OR 1826/1370 &
OR 1870/1329 & OR 1954/963 &

EMERY SANDRA HINSON
27400 BRUSSO FRANKLIN RD
HILLIARD, FL 32046

2024

13-3N-23-2020-0037-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5500	TIMBERLAND 80-89

MAP NUM		MKT AREA	09
---------	--	----------	----

NEIGHBORHOOD/LOC	9001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,949	100	1,949	262,348
FGR	814	55	448	60,304
FOP	150	30	45	6,058
FSP	140	40	56	7,538
FUS	750	100	750	100,955
PTO	304	5	15	2,020

TOTALS	4,107		3,263	439,220
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,884.00	SF	4.00	4.00	
2	0300	BOAT DCK W	0	100	25	10	250.00	SF	40.00	40.00	
3	0803	ASPHALT C	0	100	400	8	11,200.00	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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC	
2	005010	A	SVCE ACRGE	0	0006	OR	0.00	0.00	2.00	AC	
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	21.38	AC	
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	32.86	AC	
5	009530	C	POND	100		OR	0.00	0.00	0.40	AC	
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	56.24	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,263	114.3744	142.97	466,511	2011	2011	0	0	5.85	94.15
1 SNGL FAM - 100% - 2013 Heated Area: 2699 HX Base Yr 2013											
27400 BRUSSO-FRANKLIN RD, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		439,220	
TOTAL MARKET OB/XF VALUE		29,413	
TOTAL LAND VALUE - MARKET		312,200	
TOTAL MARKET VALUE		527,743	
SOH/AGL Deduction		146,822	
ASSESSED VALUE		380,921	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		330,921	
TOTAL JUST VALUE		780,833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		761,995	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0821954	NEW CONSTR	0	05/11/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1826/1370	11/21/2012	WD	Q	I	02	525,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: EMERY SANDRA HINSON						
1634/0943	6/12/2009	WD	U	I	11	100
GRANTOR: FRANKLIN BOBBY Y & EM						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2011] W14 PTO=[YR=2011] N16 W19 S16 FSP=[YR=2011] S3 D5 R5 E14 N8 W19\$ E19\$ S8 W14 U5 L5 N19 W19 S30 W2 S12 FGR=[YR=2011] W10 S37 E22 N37 W12\$ E12 S12 E11 FOP=[YR=2011] S3 E18 N3 W1 N6 W16 S6 W1\$ E1 N6 E16 S6 E14 N38\$ PTR= E20 FUS=[YR=2011] E9 S11 E4 N7 E5 N4 E4 S37 W22 N37\$ W20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC	
2	005010	A	SVCE ACRGE	0	0006	OR	0.00	0.00	2.00	AC	
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	21.38	AC	
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	32.86	AC	
5	009530	C	POND	100		OR	0.00	0.00	0.40	AC	
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	56.24	AC	

REVIEW DATE	02/14/2024	BY	KBA	Total Acres:	57.64	Total Land Value:	59,110	Market:	281,200	Agricultural:	28,110	Common:	31,000	PRINTED 08/06/2024 BY SYS
-------------	------------	----	-----	--------------	-------	-------------------	--------	---------	---------	---------------	--------	---------	--------	---------------------------