PT OF SW1/4 OF NE1/4
IN OR 2206/1912
UTIL ESMT OR 2297/1530

FRANKLIN DONALD W & WENDY L
P O BOX 1253
HILLIARD, FL 32046

2024

23-4N-23-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Quality	04	Quality Level 04

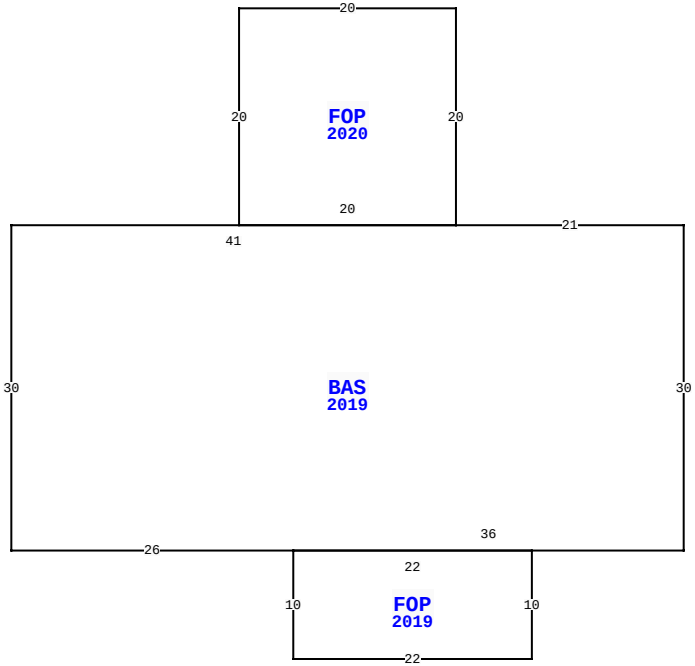
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	167,935
FOP	220	30	66	5,959
FOP	400	30	120	10,835
TOTALS	2,480		2,046	184,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,046	126.7200	95.04	194,452	2019	2019	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2020 Heated Area: 1860 HX Base Yr 2020



28076 CHARITY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,729
TOTAL MARKET OB/XF VALUE		4,794
TOTAL LAND VALUE - MARKET		77,100
TOTAL MARKET VALUE		266,623
SOH/AGL Deduction		113,913
ASSESSED VALUE		152,710
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		97,710
TOTAL JUST VALUE		266,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011107	CO ISSUED	0	10/23/2019
19010339	MH MOVE-ON	0	09/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2206/1912	6/20/2018	WD	Q	V	01	30,000
GRANTOR: SMITH CHARLES E JR						
GRANTEE: FRANKLIN DONALD W &						
1864/1634	6/27/2013	WD	U	V	11	100
GRANTOR: SMITH EVA MAE						
GRANTEE: SMITH CHARLES E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2020] N20 W20 S20 E20$ W41 S30 E26
FOP=[YR=2019] S10 E22 N10 W22$ E36 N30$.

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	100	0	0	1,223.00	SF	4.00	4.00	100	2019	2019	3	98	4,794	

LAND DESCRIPTION

TOTAL OB/XF 4,794

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	77,100							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 2.57 Total Land Value: 77,100 Market: 0 Agricultural: 0 Common: 77,100 PRINTED 08/06/2024 BY SYS