N1/2 OF NW 1/4 OF SE 1/4
EX R/W OR 1679/896
ESMT IN OR 2183/1494

THOMAS LOREA MACHELLE
28316 FRANKLIN RD
HILLIARD, FL 32046

2024

25-4N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	10	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

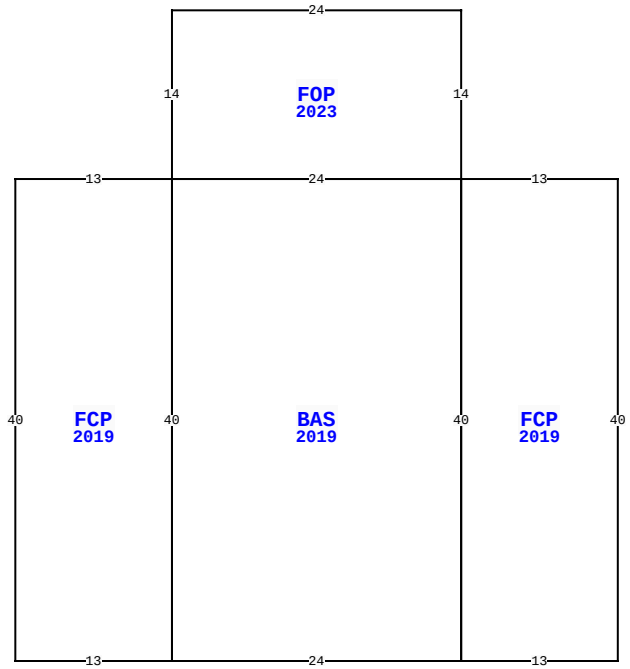
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	46,576
FCP	520	25	130	6,307
FCP	520	25	130	6,307
FOP	336	30	101	4,900
TOTALS	2,336		1,321	64,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,321	99.5280	49.76	65,733	2018	2018	0	0	0	2.50	97.50

1 ACCESORY U – 0% - 0 Heated Area: 960 HX Base Yr



28316 FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,090
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	334,120
TOTAL MARKET VALUE	142,197
SOH/AGL Deduction	25,778
ASSESSED VALUE	116,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,419
TOTAL JUST VALUE	410,210
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000460	GARAGE	0	01/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2331/0022	10/07/2019	QC	U	I	11	100
GRANTOR: THOMAS MARSHALL JR						
GRANTEE: THOMAS LOREA MACHEL						
1957/1306	1/13/2015	WD	Q	V	01	150,000
GRANTOR: BANISTER BETTY G						
GRANTEE: THOMAS MARSHALL & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-20,-10] E24 S40 W24 N40 $
FCP=[YR=2019;ORIG=-20,-10] W13 S40 E13 N40 $
FCP=[YR=2019;ORIG=4,-10] E13 S40 W13 N40 $
FOP=[YR=2023;ORIG=-20,-24] E24 S14 W24 N14 $
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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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2018		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2018		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	005000	C	RURAL HOME	0					2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	7.58	AC		1.00	1.00	1.00	555.00	555.00	4,207							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.58	AC		1.00	1.00	1.00	14,000.00	14,000.00	274,120							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 19.58 Total Land Value: 66,107 Market: 274,120 Agricultural: 6,107 Common: 60,000 PRINTED 08/06/2024 BY SYS