LOTS 33 & 34
IN OR 366/259
CORNWALL SURVEY OF

MENCER ROBERT D
281072 FRANKLIN ROAD
HILLIARD, FL 32046

**2024**

**25-4N-23-2020-0033-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

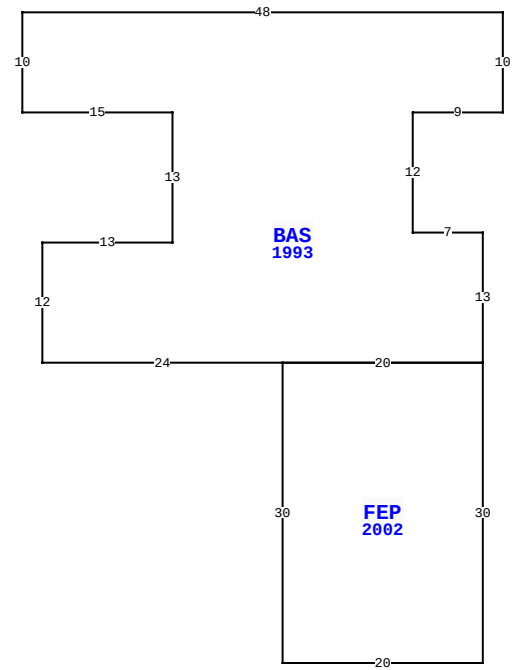
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,327 | 100 | 1,327 | 33,663 |
| FEP | 600 | 85 | 510 | 12,938 |
| TOTALS | 1,927 | | 1,837 | 46,601 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,837 | 120.8000 | 84.56 | 155,337 | 1968 | 1968 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2023 Heated Area: 1837 HX Base Yr




281072 FRANKLIN RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2024 TD |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 46,601 |
| TOTAL MARKET OB/XF VALUE | 936 |
| TOTAL LAND VALUE - MARKET | 280,000 |
| TOTAL MARKET VALUE | 327,537 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 327,537 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 327,537 |
| TOTAL JUST VALUE | 327,537 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 356,208 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P025394 | MH MOVE-ON | 0 | 02/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2709/337 | 4/30/2024 | FJ | U | I | 11 | 0 |
| GRANTOR: MENCNER BESSIE D EST | | | | | | |
| GRANTEE: MENCER ROBERT D | | | | | | |
| 0366/0259 | 8/05/1982 | WD | Q | V | | 33,000 |
| GRANTOR: PINGEL HAL A & LYNETT | | | | | | |
| GRANTEE: MENCNER ROBERT JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 S10 E15 S13 W13 S12 E24 FEP=[YR=2002] S30 E20 N30 W20$ E20 N13 W7 N12 E9 N10$.

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 12 | 96.00 | SF | 30.00 | 30.00 | 100 | 1960 | 1960 | 3 | 20 | 576 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 10 | 12 | 120.00 | SF | 15.00 | 15.00 | 100 | 1960 | 1960 | 3 | 20 | 360 | |

## LAND DESCRIPTION

TOTAL OB/XF 936

| 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 | 000001 | C | V RS W/XFOB | 0 | | OR | | | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 280,000 | | | | | | | |

REVIEW DATE 07/02/2020 BY TW Total Acres: 20.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS