

LOT 39
IN OR 164 PG 214
EX R/W OR 1679/904

WATKINS SPOTSWOOD
P O BOX 667
HILLIARD, FL 32046-0667

2024

25-4N-23-2020-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,633	100	3,633	314,476
FSP	256	40	102	8,829
UDU	48	55	26	2,251
TOTALS	3,937		3,761	325,556

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	359.00	SF	7.25
4	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	9.77

REVIEW DATE 10/25/2022 BY WWX

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,761	89.9910	112.49	423,075	1978	1992	0	0
1 SNGL FAM - 100% - 0					Heated Area: 3633			HX Base Yr	

Diagram illustrating the layout and dimensions of the property lot. The lot is divided into several sections, including a large rectangular area (left) and a smaller rectangular area (right). The dimensions are as follows:

- Left rectangular area: 19 (width) x 71 (height)
- Top rectangular area: 32 (width) x 8 (height)
- Central rectangular area: 44 (width) x 25 (height)
- Bottom rectangular area: 8 (width) x 6 (height)
- Other dimensions: 38, 8, 21, 14, 16, 31, 40, 20, 22, 19

The total area of the lot is 3,761 square feet.

BLD DATE		LGL DATE		
XF DATE		LAND DATE		
INC DATE			AG DATE	
28464 FRANKLIN RD, HILLIARD			06/16/2023	MLU

TOTAL OB/XF									
12,024									

TOTAL OB/XF									
12,024									

Total Acres: 9.77 Total Land Value: 185,630 Market: 0 Agricultural: 0 Common: 185,630

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	325,556		
TOTAL MARKET OB/XF VALUE	12,024		
TOTAL LAND VALUE - MARKET	185,630		
TOTAL MARKET VALUE	523,210		
SOH/AGL Deduction	294,590		
ASSESSED VALUE	228,620		
TOTAL EXEMPTION VALUE	HX HB WR 55,000		
BASE TAXABLE VALUE	173,620		
TOTAL JUST VALUE	523,210		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	509,341		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013330	REPAIR/RRF	25,000	08/31/2022
R1514235	REPAIR/RRF	5,500	01/31/2015
3466	N/A	8,500	07/08/1986
3333	N/A	30,000	04/24/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0164/0214	1/01/1974	WD	Q	V		12,000	
GRANTOR:							
GRANTEE:							
0145/0195	5/07/1973	WD	U	V	06	10,000	
GRANTOR: BELL CLAYTON AARON &							
GRANTEE: MCINTOSH ARNOLD F &							

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

BUILDING DIMENSIONS									
BAS=[YR=1993] W6 FSP=[YR=1993] N8 W32 S8 E32\$ W44 S25 W8 N38 W19 S71 E19 N21 E8 S14 E16 N31 E20 S40 E20 N22 W6N38\$ PTR=E20 UDU=[YR=1993] E8 S6 W8 N6\$W20\$.									

TOTAL OB/XF									
12,024									

PRINTED 08/06/2024 BY SYS