

LOT 61
IN OR 1264/80
CORNWALL SURVEY

FRANKLIN DEWEY W JR & THERESA P
28949 FRANKLIN RD
HILLIARD, FL 32046

2024

25-4N-23-2020-0061-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	20	FACE BRICK 100	0100	01	3,561	94.5000	89.78	319,707	1975	1975	0	0	0	32.40	67.60	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2707																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr																			
Interior Wall	04	PLYWOOD 50														VALUATION BY																			
Interior Wall	05	DRYWALL 50														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 90														BUILDING MARKET VALUE										216,122									
Interior Floo	08	SHT VINYL 10														TOTAL MARKET OB/XF VALUE										44,119									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										203,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										293,391									
Bedrooms	3	100														SOH/AGL Deduction										135,472									
Bathrooms	2	100														ASSESSED VALUE										157,919									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										107,919									
Units	0	100	TOTAL JUST VALUE										461,241																						
BUD8 Adjustme	04	DIST 01 100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE																																
Quality			03	Quality Level 03												PREVIOUS YEAR MKT VALUE 453,314																			
DOR CODE			5000 IMPROVED AG																																
MAP NUM			MKT AREA 09																																
NEIGHBORHOOD/LOC			9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,707	100	2,707	164,291																															
FEP	399	80	319	19,361																															
FGR	760	55	418	25,369																															
FOP	189	30	57	3,459																															
UOP	300	20	60	3,642																															
TOTALS			4,355	3,561	216,122																														
EXTRA FEATURES			28949 FRANKLIN RD, HILLIARD													BLD DATE LGL DATE 06/15/2023 MLU																			
			XF DATE													LAND DATE																			
			INC DATE													AG DATE																			
L N	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	1,553.00	SF	4.00	4.00	100	1975	1975	3	26	1,615																					
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260																					
3	0861	POOL GUNIT	0 100	0 0	684.00	SF	85.00	85.00	100	1980	1980	3	20	11,628																					
4	0845	KOOL DECK	0 100	4 104	416.00	SF	7.25	7.25	100	1980	1980	3	32.5	980																					
5	0100	BAR-B-Q	0 100	0 0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40																					
6	0511	GARAGE CB-	0 100	16 19	304.00	SF	40.00	40.00	100	1975	1975	3	26	3,162																					
7	0681	POLE SHED	0 100	0 0	480.00	SF	15.00	15.00	100	1999	1999	3	27	1,944																					
8	0681	POLE SHED	0 100	45 40	1,800.00	SF	15.00	15.00	100	2018	2018	3	87	23,490																					
TOTAL OB/XF			44,119																																
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																		
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960																		
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190																		
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000																		
REVIEW DATE 07/30/2020 BY TWA Total Acres: 10.00 Total Land Value: 33,150 Market: 171,000 Agricultural: 3,150 Common: 30,000 PRINTED 08/06/2024 BY SYS																																			