LOTS 1 & 2
BUFORD GROVE SUB PB 6/1
ESMT IN OR 2488-930

B.Y. FRANKLIN PROPERTIES INC
PO BOX 878
HILLIARD, FL 32046

2024

32-4N-24-019B-0001-0000

BUILDING CHARACTERISTICS

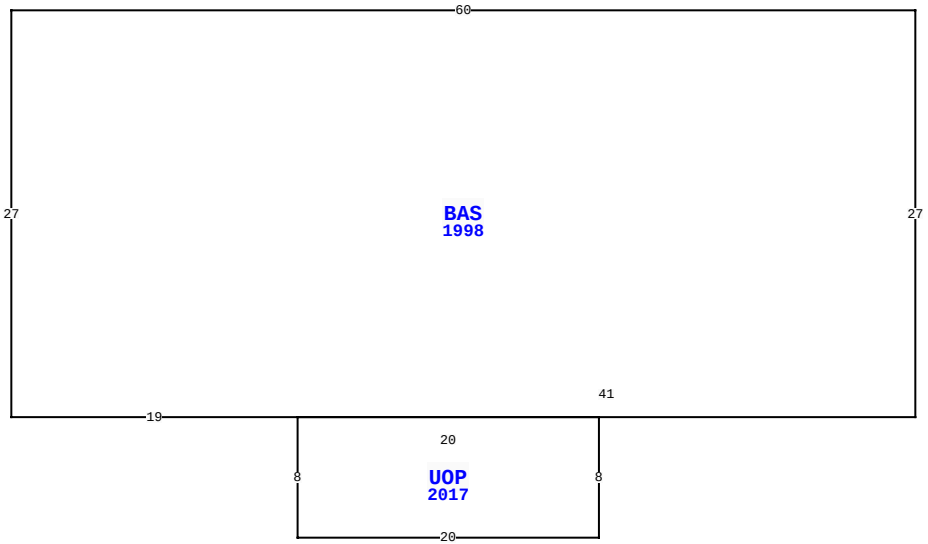
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,620	100	1,620	93,709
UOP	160	25	40	2,314
TOTALS	1,780		1,660	96,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,660	148.3200	111.24	184,658	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 2024 Heated Area: 1620 HX Base Yr



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

2750 SWEARINGEN RD, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	96,022
TOTAL MARKET OB/XF VALUE	3,219
TOTAL LAND VALUE - MARKET	61,500
TOTAL MARKET VALUE	160,741
SOH/AGL Deduction	0
ASSESSED VALUE	160,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,741
TOTAL JUST VALUE	160,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/33	11/02/2023	WD	U	I	37	70,000
GRANTOR: MOORE BONNIE L						
GRANTEE: B.Y. FRANKLIN PROPE						
1970/1668	3/26/2015	SW	U	I	12	38,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: MOORE ROBERT E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E19 UOP=[YR=2017] S8 E20 N8 W20$ E41 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	1242	WD DECK A	0	0	8	24	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 3,219

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	2.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	61,500							

REVIEW DATE 06/08/2020 BY TWA Total Acres: 2.05 Total Land Value: 61,500 Market: 0 Agricultural: 0 Common: 61,500 PRINTED 08/06/2024 BY SYS