

FRANKLIN C E
P O BOX 809
HILLIARD, FL 32046-0809

32-4N-24-2020-0028-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	20	FACE BRICK 90								0900	01	2,861	94.9212	118.65	339,458	1988	1998	0	0	0	18.13	81.87	VALUATION BY																								
Exterior Wall	12	CEDAR 10								1 SNGL FAM - 100% - 0														Heated Area: 2312								HX Base Yr								STANDARD							
Roof Structure	03	GABLE/HIP 100																						Tax Group: 4								Tax Dist:															
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE								277,914															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								70,598															
Interior Floor	14	CARPET 70																						TOTAL LAND VALUE - MARKET								201,000															
Interior Floor	11	CLAY TILE 30																						TOTAL MARKET VALUE								382,247															
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								169,663															
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								212,584															
Bedrooms		3 100																						TOTAL EXEMPTION VALUE								HX HB 50,000															
Bathrooms		2.5 100																						BASE TAXABLE VALUE								162,584															
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE								549,512															
Stories	1.	1. 100																						NCON VALUE								0															
Units		0 100																						INCOME VALUE																							
BUD8 Adjustme	04	DIST 01 100																						PREVIOUS YEAR MKT VALUE								540,326															
Occupancy	00	NONE 100																																													
Quality	01	Quality Level 01																																													
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	2,312	100	2,312	224,585																																											
FEP	48	80	38	3,692																																											
FGR	784	55	431	41,867																																											
FOP	24	30	7	680																																											
FOP	128	30	38	3,692																																											
PTO	700	5	35	3,400																																											
TOTALS	3,996		2,861	277,914																																											
EXTRA FEATURES					28151 FT SUMTER PL, 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	4,590.00	SF	4.00	4.00	100	1988	1988	3	54.5	10,006																																
2	0910	SCRN RM L	0 100	0	0	83.00	SF	15.00	15.00	100	1988	1988	3	20	249																																
3	0511	GARAGE CB-	0 100	14	22	308.00	SF	40.00	40.00	100	1989	1989	3	57	7,022																																
4	0681	POLE SHED	0 100	12	22	264.00	SF	15.00	15.00	100	1989	1989	3	20	792																																
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240																																
6	0910	SCRN RM L	0 100	28	25	700.00	SF	15.00	15.00	100	1990	1990	3	20	2,100																																
7	0812	CONCRETE C	0 100	0	0	5,890.00	SF	4.00	4.00	100	1991	1991	3	62	14,607																																
8	0510	GARAGE WD-	0 100	0	0	1,875.00	SF	35.00	35.00	100	2000	2000	3	28	18,375																																
9	0810	CONCRETE A	0 100	0	0	420.00	SF	6.50	6.50	100	2000	2000	3	79	2,157																																
10	0351	CARPORT MT	0 100	0	0	1,010.00	SF	10.00	10.00	100	2000	2000	3	20	2,020																																
LAND DESCRIPTION					TOTAL OB/XF										59,568																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																														
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	415.00	415.00	3,735																														
3	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	02/13/2024	BY	WWX	Total Acres:	10.00	Total Land Value:	33,735	Market:	171,000	Agricultural:	3,735	Common:	30,000	PRINTED 08/06/2024 BY SYS																																	

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