

BLK 175 LOTS 9,10,11 & 12  
IN OR 2341/197  
TOWN OF HILLIARD WEST S/D OF

FRANKLIN EMILY A/GUINN CARL D JR  
PO BOX 878  
HILLIARD, FL 32046

2025

08-3N-24-2380-0175-0090



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 80   |
| Interior Floo            | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 03 | DIST HI 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 06 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 6001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,040            | 100         | 1993 | 1,040        | 128,606              |
| BAS       | 312              | 100         | 2016 | 312          | 38,581               |
| PTO       | 90               | 5           | 1999 | 4            | 495                  |
| STP       | 20               | 10          | 1999 | 2            | 247                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,462 |  |  | 1,358 | 167,929 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 207.00 | SF | 6.50  |
| 2              | 0351       | CARPORT MT  | 0   | 0   | 24 | 20 | 480.00 | SF | 6.30  |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 331.00 | SF | 6.50  |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0006 | R-2      | 100.00 | 125.00 | 100.00      |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/14/2021 | BY | WWA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                          |     |           |             |                |                |      |      |      |      |   |       |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                                                                                                                                                                                                                                                        | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100                                                                                                                                                                                                                                                        | 01  | 1,358     | 148.5432    | 148.54         | 201,717        | 1972 | 2005 | 0    | 0    | 0 | 16.75 | 83.25  |
| 1 SINGLE FAM - 0% - 0                                                                                                                                                                                                                                       |     |           |             |                |                |      |      |      |      |   |       |        |
| Heated Area: 1352 HX Base Yr                                                                                                                                                                                                                                |     |           |             |                |                |      |      |      |      |   |       |        |
| <div><div>9</div><div>10</div><div>PTO 1999</div><div>10</div><div>9</div><div>26</div><div>31</div><div>BAS 1993</div><div>26</div><div>BAS 2016</div><div>26</div><div>17</div><div>12</div><div>4</div><div>5</div><div>STP 1999</div><div>5</div></div> |     |           |             |                |                |      |      |      |      |   |       |        |
| 27013 NEW FRONT ST, HILLIARD                                                                                                                                                                                                                                |     |           |             |                |                |      |      |      |      |   |       |        |
| BLD DATE<br>XF DATE<br>INC DATE                                                                                                                                                                                                                             |     |           |             |                |                |      |      |      |      |   |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE                                                                                                                                                                                                                            |     |           |             |                |                |      |      |      |      |   |       |        |
| 05/08/2025 MLU                                                                                                                                                                                                                                              |     |           |             |                |                |      |      |      |      |   |       |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 1,549       |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 1,549       |  |  |  |  |  |  |  |  |  |  |  |  |

|         |   |
|---------|---|
| Market: | 0 |
|---------|---|

|               |   |
|---------------|---|
| Agricultural: | 0 |
|---------------|---|

|         |        |
|---------|--------|
| Common: | 35,000 |
|---------|--------|

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 3              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 167,929   |  |
| TOTAL MARKET OB/XF VALUE  |  | 1,549     |  |
| TOTAL LAND VALUE - MARKET |  | 35,000    |  |
| TOTAL MARKET VALUE        |  | 204,478   |  |
| SOH/AGL Deduction         |  | 0         |  |
| ASSESSED VALUE            |  | 204,478   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 204,478   |  |
| TOTAL JUST VALUE          |  | 204,478   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  | 0         |  |
| PREVIOUS YEAR MKT VALUE   |  | 192,589   |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 20160046   | REMODEL     | 0   | 05/03/2016 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2341/0197                      | 12/13/2019 | WD        | U   | I   | 11     | 100        |
| GRANTOR: FRANKLIN EMILY A      |            |           |     |     |        |            |
| GRANTEE: FRANKLIN EMILY A &    |            |           |     |     |        |            |
| 2043/0147                      | 4/27/2016  | SW        | U   | I   | 12     | 33,000     |
| GRANTOR: SAXON ASSET SECURITIE |            |           |     |     |        |            |
| GRANTEE: B Y FRANKLIN PROPER   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                               |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2016] W12 BAS=[YR=1993] W9 PTO=[YR=1999] N10 W9 S10 E9\$ W31 S26 E23 STP=[YR=1999] S4 E5 N4 W5\$ E17 N26\$ S26 E12 N26\$. |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                               |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2016] W12 BAS=[YR=1993] W9 PTO=[YR=1999] N10 W9 S10 E9\$ W31 S26 E23 STP=[YR=1999] S4 E5 N4 W5\$ E17 N26\$ S26 E12 N26\$. |  |  |  |  |  |  |  |  |  |

|                           |
|---------------------------|
| PRINTED 07/30/2025 BY SYS |
|---------------------------|