

FRANKLIN BRENTON M
PO BOX 1107
HILLIARD, FL 32046

08-3N-24-2380-0197-0050

BUILDING CHARACTERISTICS

ELEMENTCD
Exterior Wall Roof Structur03 VINYL 100 GABLE/HIP 100
Roof Cover Interior Wall03 COMP SHNGL 100 DRYWALL 100
Interior Floor13 LVT/LAMNT 70
Interior Floor11 CLAY TILE 30
Air Condition Heating Type03 CENTRAL 100 04 AIR DUCTED 100
Bedrooms Bathrooms Frame
Stories Units Occupancy00 0 100 0 100 00 NONE 100

Quality05 Quality Level 05
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC6001.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE
BAS1,11110020131,111143,130
FOP65302013202,576
PTO64520133387

TOTALES1,2401,134146,093

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSREPL. COST NEWEYBAYBECONFNCTNORM% COND
0100011,134135.6058135.61153,78220132013005.0095.00
1 SINGLE FAM - 0% - 0Heated Area: 1111HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 3Tax Dist:
BUILDING MARKET VALUE146,093
TOTAL MARKET OB/XF VALUE4,802
TOTAL LAND VALUE - MARKET61,250
TOTAL MARKET VALUE212,145
SOH/AGL Deduction34,481
ASSESSED VALUE177,664
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE177,664
TOTAL JUST VALUE212,145
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE196,873

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I VRSN CDPRICE SALE PRICE
1841/00782/01/2013QC U V 11100
GRANTOR: FRANKLIN CALLIE K
GRANTEE: FRANKLIN BRENTON M
1773/15311/13/2012QC U V 11100
GRANTOR: FRANKLIN MICHAEL & VI
GRANTEE: FRANKLIN CALLIE K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W25 PT0=[YR=2013] N8 W8 S8 E8\$ W17 S28 E15 FOP=[YR=2013] E13 N5 W13 S5\$ N5 E13 S5 E14 N28\$.

LAND DESCRIPTION

LUSE CODECLSBLD CAPLRDLAND ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CRES00005R-275.00125.0075.00FF1.001.001.00350.00350.0026,250
2000100CRES00006R-2100.00125.00100.00FF1.001.001.00350.00350.0035,000

REVIEW DATE05/12/2019BYKBA
Total Acres: 0.00
Total Land Value: 61,250Market: 0Agricultural: 0Common: 61,250PRINTED 07/30/2025 BY SYS