

PT OF LOT 23 & 24
A/K/A LOT 6
DEER RUN UNR PLAT

B Y FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

2025

17-3N-24-2020-0023-0060



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
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			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	1,318	100	2008	1,318	173,239
FGR	444	55	2008	244	32,071
FOP	36	30	2008	11	1,446
FOP	77	30	2008	23	3,023
TOTALS	1,875			1,596	209,779

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,596	108.2322	142.87	228,021	2008	2008	0	0	8.00	92.00
1 SNGL FAM - 0% - 0				Heated Area: 1318				HX Base Yr			
BLD DATE					LGL DATE			05/22/2025			
XF DATE					LAND DATE			ML			