PT OF SE1/4 OF NW1/4
IN OR 2740/697
ESMT OR 486/421 & OR 532/705

MARTIN CHARLES FRANKLIN JR & CAYLEE DELAINE
19801 NOLAN JONES RD
HILLIARD, FL 32046

2025

25-2N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

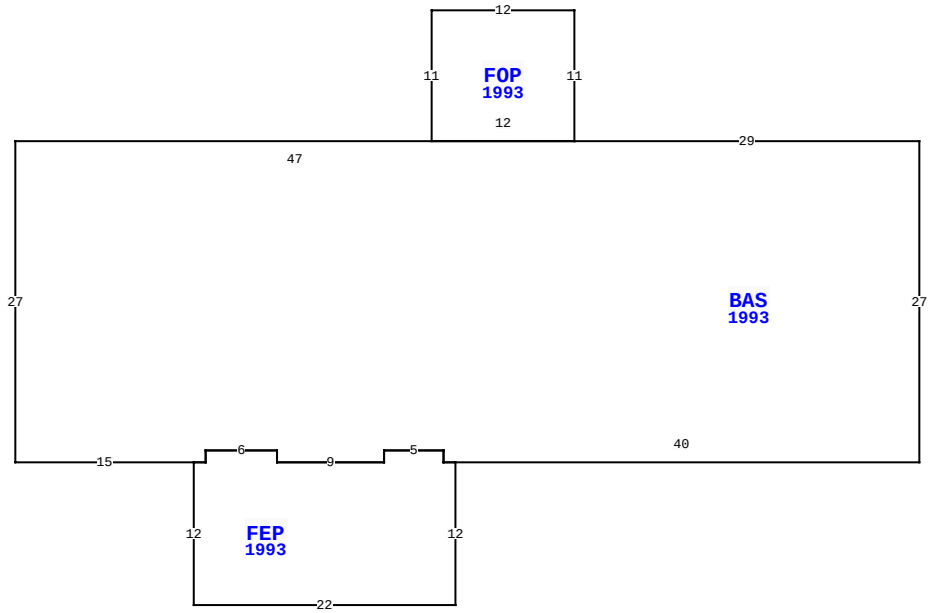
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100	1993	2,041	113,643
FEP	275	85	1993	234	13,029
FOP	132	30	1993	40	2,227
TOTALS	2,448			2,315	128,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,315	120.0000	96.00	222,240	1987	2007	0	0	0	42.00	58.00

1 M/H 93- – 100% - 2025 Heated Area: 2275 HX Base Yr 2025



19801 NOLAN JONES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,975
TOTAL MARKET OB/XF VALUE		7,478
TOTAL LAND VALUE - MARKET		50,115
TOTAL MARKET VALUE		193,568
SOH/AGL Deduction		50,463
ASSESSED VALUE		143,105
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,383
TOTAL JUST VALUE		193,568
NCON VALUE		70,479
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/697	9/25/2024	WD	Q	I	01	230,000
GRANTOR: SMITH MARY JOANNE						
GRANTEE: MARTIN CHARLES FRAN						
2638/4	3/27/2023	QC	U	I	11	100
GRANTOR: SMITH DILLON SCOTT						
GRANTEE: SMITH MARY JOANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FOP=[YR=1993] N11 W12 S11 E12$ W47 S27 E15 FEP=[YR=1993] S12 E22 N12 W1 N1 W5 S1 W9 N1 W6 S1 W1$ E1 N1 E6 S1 E9 N1 E5 S1 E40 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50	6.50	100	1988	1988	3	52	2,434	
4	0300	BOAT DCK W	0	100	46	8	368.00	SF	40.00	40.00	100	1990	1990	3	20	2,944	

LAND DESCRIPTION

TOTAL OB/XF 7,478

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	000100	C	RES	100	0007	OR	0.00	0.00	5.14	AC		1.00	1.00	0.50	19,500.00	9,750.00	50,115							

REVIEW DATE 03/20/2025 BY WWA Total Acres: 5.14 Total Land Value: 50,115 Market: 0 Agricultural: 0 Common: 50,115 PRINTED 07/30/2025 BY SYS

PT OF SE1/4 OF NW1/4
IN OR 2740/697
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	03	Quality Level 03

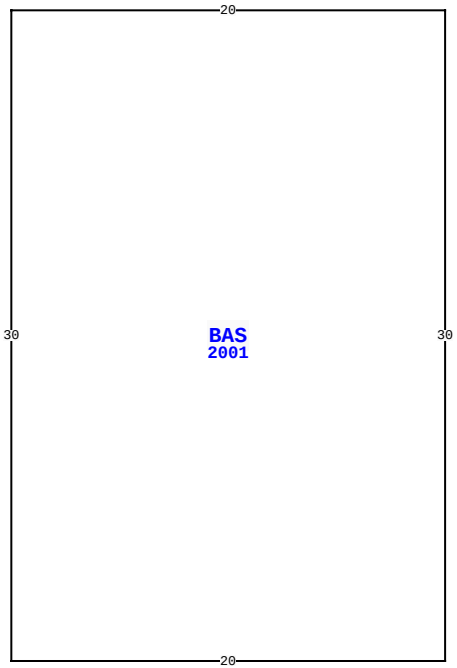
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2001	600	7,076
TOTALS	600			600	7,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	50.6000	18.72	11,232	2001	2001	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 2025 Heated Area: 600 HX Base Yr 2025



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2638/4	3/27/2023	QC	U	I	11	100
GRANTOR: SMITH DILLON SCOTT						
GRANTEE: SMITH MARY JOANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=60,10] E20 S30 W20 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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