LOTS 33 & 34
IN OR 366/259
CORNWALL SURVEY OF

MENCER ROBERT D
281072 FRANKLIN ROAD
HILLIARD, FL 32046

2025

25-4N-23-2020-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
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	04	DIST 01 100
Quality	03	Quality Level 03

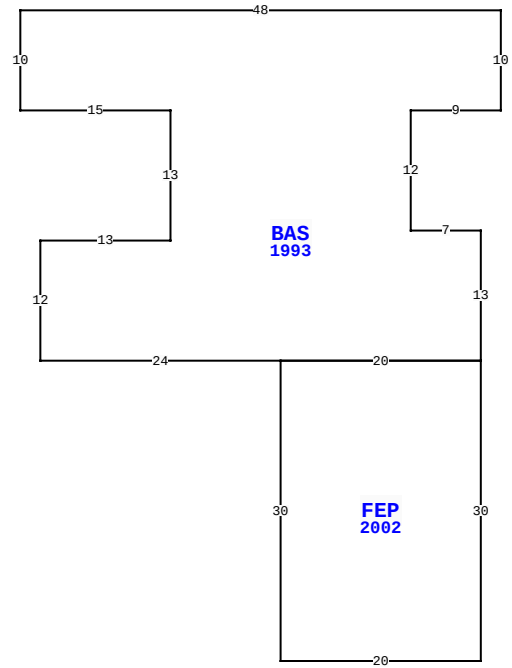
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	1993	1,327	38,472
FEP	600	85	2002	510	14,786
TOTALS	1,927			1,837	53,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,837	120.8000	96.64	177,528	1968	1968	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1837 HX Base Yr



281072 FRANKLIN 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: 4	Tax Dist:
BUILDING MARKET VALUE	53,258
TOTAL MARKET OB/XF VALUE	936
TOTAL LAND VALUE - MARKET	290,000
TOTAL MARKET VALUE	344,194
SOH/AGL Deduction	0
ASSESSED VALUE	344,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	344,194
TOTAL JUST VALUE	344,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P025394	MH MOVE-ON	0	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/337	4/30/2024	FJ	U	I	11	0
GRANTOR: MENCNER BESSIE D EST						
GRANTEE: MENCER ROBERT D						
0366/0259	8/05/1982	WD	Q	V		33,000
GRANTOR: PINGEL HAL A & LYNETT						
GRANTEE: MENCNER ROBERT JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S10 E15 S13 W13 S12 E24 FEP=[YR=2002] S30 E20 N30 W20$ E20 N13 W7 N12 E9 N10$.

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	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1960	1960	3	20	576	
2	0681	POLE SHED	0	0	10	12	120.00	SF	15.00	15.00	100	1960	1960	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 936

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	0		OR			20.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	290,000							

REVIEW DATE 07/02/2020 BY TW Total Acres: 20.00 Total Land Value: 290,000 Market: 0 Agricultural: 0 Common: 290,000 PRINTED 07/30/2025 BY SYS