LOT 38
EX R/W OR 1679/900
CORNWALL SURVEY

BLANTON JEFF & SHARON L/E/
28552 FRANKLIN ROAD
HILLIARD, FL 32046

2025

25-4N-23-2020-0038-0000

BUILDING CHARACTERISTICS

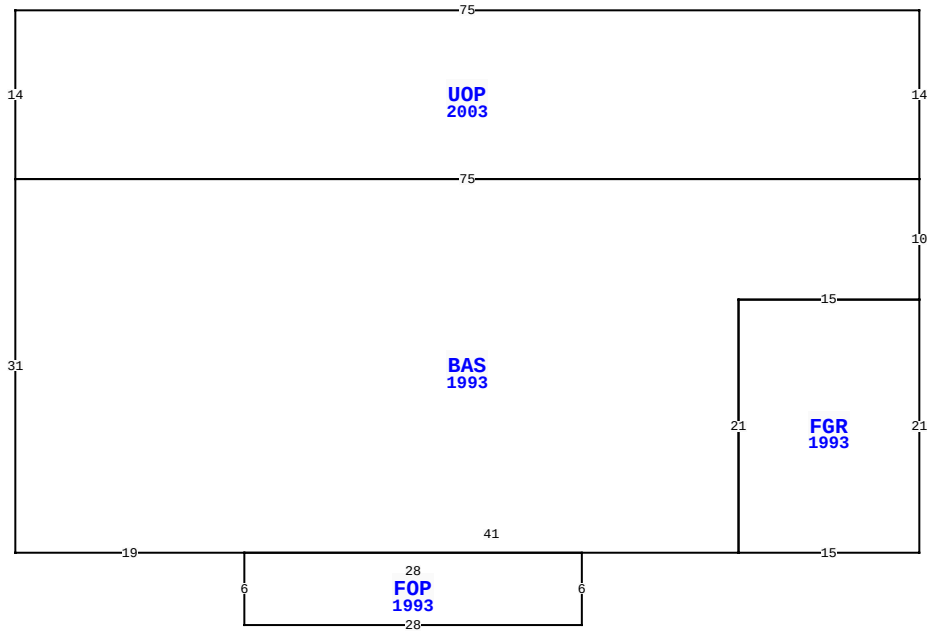
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	2,010	100	1993	2,010	206,860
FGR	315	55	1993	173	17,805
FOP	168	30	1993	50	5,146
UOP	1,050	20	2003	210	21,612
TOTALS	3,543			2,443	251,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,443	96.0498	126.79	309,748	1993	1998	0	0	0	18.83	81.17

2 SNGL FAM – 100% - 0 Heated Area: 2010 HX Base Yr 1990



28552 FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	07/15/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,422
TOTAL MARKET OB/XF VALUE		31,448
TOTAL LAND VALUE - MARKET		221,515
TOTAL MARKET VALUE		355,100
SOH/AGL Deduction		199,332
ASSESSED VALUE		155,768
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,046
TOTAL JUST VALUE		504,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,195

2023 ST DECALS (6/9/23): 21494402 + 21494429_ MH -
1999 FLEETWOOD_ DW/MH ID: FLW34(A/B)286220K22 @ 28
CARPORT (24X24) @ END OF MH
1999 DW/MH @ 28496 FRANKLIN RD - SHARES WELL W/ SF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036732	NEW CONSTR	0	01/05/2003
00	NEW CONSTR	77,568	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/856	2/13/2025	SW	U	I	11	100
GRANTOR: BLANTON JEFF & SHARON						
GRANTEE: STOKES LISA MARIE						
1200/1428	1/09/2004	WD	U	V	10	100
GRANTOR: THRIFT RONALD I & MAR						
GRANTEE: BLANTON JEFF & SHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W75 S31 E19 FOP=[YR=1993] S6 E28 N6 W28$ E41
FGR=[YR=1993] E15 N21 W15 S21$ N21 E15 N10$ UOP=[YR=2003]
N14 W75 S14 E75 $.

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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1990	1990	3	20	3,360	
2	0810	CONCRETE A	0	100	0	0	390.00	SF	6.50	6.50	100	1993	1993	3	64	1,622	
3	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2003	2003	3	20	1,498	
4	1242	WD DECK A	0	100	8	7	56.00	SF	10.00	10.00	100	1995	1995	3	20	112	
5	0845	KOOL DECK	0	100	0	0	604.00	SF	7.25	7.25	100	2005	2005	3	84	3,678	
6	0861	POOL GUNIT	0	100	31	16	496.00	SF	85.00	85.00	100	2005	2005	3	36	15,178	
7	0936	SEPTC TANK	2	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1999		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 31,448

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.77	AC		1.00	1.00	1.00	390.00	390.00	1,470							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	190.00	190.00	760							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.77	AC		1.00	1.00	1.00	19,500.00	19,500.00	151,515							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 9.77 Total Land Value: 72,230 Market: 151,515 Agricultural: 2,230 Common: 70,000 PRINTED 07/30/2025 BY SYS