

LOT 39
IN OR 164 PG 214
EX R/W OR 1679/904

WATKINS SPOTSWOOD
P O BOX 667
HILLIARD, FL 32046-0667

2025

25-4N-23-2020-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

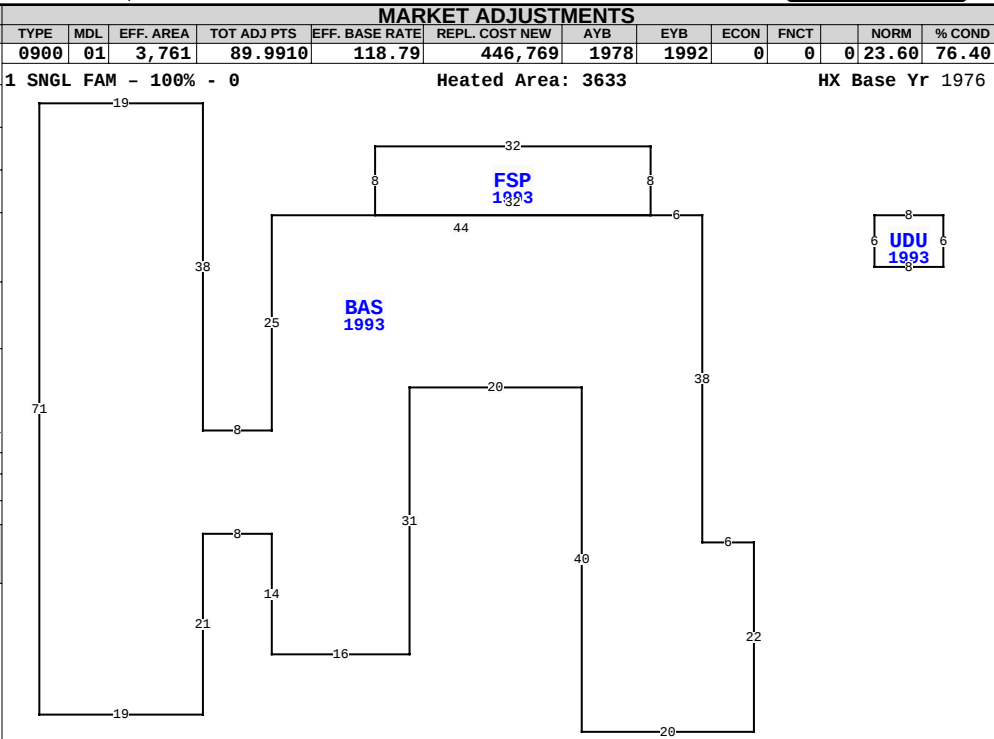
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,633	100	1993	3,633	329,715
FSP	256	40	1993	102	9,257
UDU	48	55	1993	26	2,360

TOTALS	3,937			3,761	341,332
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	359.00	SF	7.25
4	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	9.77

REVIEW DATE	10/25/2022	BY	WWX
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU
28464 FRANKLIN RD, HILLIARD			

TOTAL OB/XF									
11,809									

TOTAL OB/XF									
11,809									

Market:	0
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Agricultural:	0
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Common:	190,515
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	341,332		
TOTAL MARKET OB/XF VALUE	11,809		
TOTAL LAND VALUE - MARKET	190,515		
TOTAL MARKET VALUE	543,656		
SOH/AGL Deduction	308,406		
ASSESSED VALUE	235,250		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	179,528		
TOTAL JUST VALUE	543,656		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	523,210		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013330	REPAIR/RRF	25,000	08/31/2022
R1514235	REPAIR/RRF	5,500	01/31/2015
3466	N/A	8,500	07/08/1986
3333	N/A	30,000	04/24/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0164/0214	1/01/1974	WD	Q	V		12,000	
GRANTOR:							
GRANTEE:							
0145/0195	5/07/1973	WD	Q	V	06	10,000	
GRANTOR: BELL CLAYTON AARON &							
GRANTEE: MCINTOSH ARNOLD F &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W6 FSP=[YR=1993] N8 W32 S8 E32\$ W44 S25 W8 N38 W19 S71 E19 N21 E8 S14 E16 N31 E20 S40 E20 N22 W6N38\$ PTR=E20 UDU=[YR=1993] E8 S6 W8 N6\$W20\$.							

TOTAL OB/XF									
11,809									

Market:	0
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Agricultural:	0
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Common:	190,515
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