LOT 57
IN OR 2617/841
(EX PT R/W IN OR 1679/916)

BYOUS LUKE SHELTON & STACY MARIE
28389 FRANKLIN RD
HILLIARD, FL 32046

2025

25-4N-23-2020-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

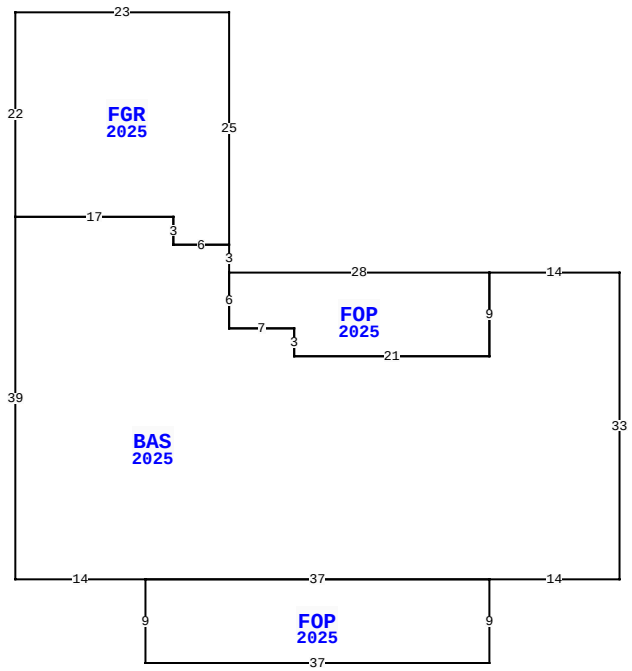
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,034	100	2025	2,034	306,544
FGR	524	55	2025	288	43,404
FOP	231	30	2025	69	10,399
FOP	333	30	2025	100	15,071
TOTALS	3,122			2,491	375,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,491	95.3856	150.71	375,419	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2034 HX Base Yr 2025



28389 FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	04/08/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		415,051
TOTAL MARKET OB/XF VALUE		7,433
TOTAL LAND VALUE - MARKET		232,365
TOTAL MARKET VALUE		562,229
SOH/AGL Deduction		83,600
ASSESSED VALUE		478,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		427,907
TOTAL JUST VALUE		654,849
NCON VALUE		422,484
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007803	PRIVATE PROVIDER	388,412	07/02/2024
230012327	AG BARN	0	09/26/2023
230011070	NEW SFR	388,412	08/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/0841	2/02/2023	WD	Q	V	01	195,000

GRANTOR: BELL DANIEL WAYNE & Z
GRANTEE: BYOUS LUKE SHELTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=115,36] W14 S9 W21 N3 W7 N6 N3 W6 N3 W17 S39 E14 E37 E14 N33 $
FOP=[YR=2025;ORIG=64,69] E37 S9 W37 N9 $
FOP=[YR=2025;ORIG=73,36] E28 S9 W21 N3 W7 N6 $
FGR=[YR=2025;ORIG=50,8] E23 S25 W6 N3 W17 N22 $
.

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	2025	2024		100	3,500	
2	0810	CONCRETE A	0	100	0	0	605.00	SF	6.50	6.50	100	2025	2024		100	3,933	

LAND DESCRIPTION

TOTAL OB/XF 7,433

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		OR			4.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	136,500							
2	009530	C	POND	100		OR	0.00	0.00	0.75	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,875							
3	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	2.72	AC		1.00	1.00	1.00	330.00	330.00	898							
4	005901	A	HARDWOOD SI	0		OR			2.10	AC		1.00	1.00	1.00	225.00	225.00	472							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.82	AC		1.00	1.00	1.00	19,500.00	19,500.00	93,990							

REVIEW DATE 12/10/2024 BY WW Total Acres: 10.12 Total Land Value: 139,745 Market: 93,990 Agricultural: 1,370 Common: 138,375 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 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	06	Quality Level 06

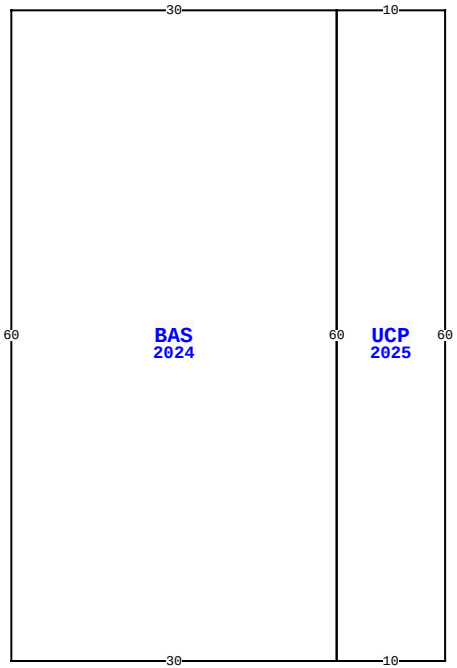
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	37,155
UCP	600	20	2025	120	2,477
TOTALS	2,400			1,920	39,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,920	56.3500	20.85	40,032	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1800 HX Base Yr 2025



28389 FRANKLIN RD, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTOR: BELL DANIEL WAYNE & Z

GRANTEE: BYOUS LUKE SHELTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,0] E30 S60 W30 N60 $
UCP=[YR=2025;ORIG=30,0] E10 S60 W10 N60 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/10/2024 BY WW Total Acres: 10.12 Total Land Value: 139,745 Market: 93,990 Agricultural: 1,370 Common: 138,375 PRINTED 07/30/2025 BY SYS