

LOT 61
IN OR 1264/80
CORNWALL SURVEY

FRANKLIN DEWEY W JR & THERESA P
28949 FRANKLIN RD
HILLIARD, FL 32046

2025

25-4N-23-2020-0061-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	20	FACE BRICK 100	0100	01	3,561	94.5000	94.50	336,514	1975	1975	0	0	32.95	67.05	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													STANDARD													
Roof Cover	03	COMP SHNGL 100	Heated Area: 2707													Tax Group: 4 Tax Dist:													
Interior Wall	04	PLYWOOD 50	HX Base Yr													BUILDING MARKET VALUE 225,633													
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE 42,908													
Interior Floo	14	CARPET 90														TOTAL LAND VALUE - MARKET 220,500													
Interior Floo	08	SHT VINYL 10														TOTAL MARKET VALUE 316,691													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 154,284													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 162,407													
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,722													
Bathrooms	2	100														BASE TAXABLE VALUE 111,685													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 489,041													
Stories	1.	1. 100														NCON VALUE 0													
Units	0	100														INCOME VALUE													
BUD8 Adjustme	04	DIST 01 100	TOTALS 4,355 3,561 225,633													PREVIOUS YEAR MKT VALUE 461,241													
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
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	2,707	100	1993	2,707	171,522																								
FEP	399	80	1993	319	20,213																								
FGR	760	55	1993	418	26,485																								
FOP	189	30	1993	57	3,612																								
UOP	300	20	2012	60	3,802																								
BLD DATE			XF DATE			INC DATE			LGL DATE			LAND DATE			AG DATE			05/21/2025 MLU			11/18/2024 KBA								
EXTRA FEATURES			28949 FRANKLIN RD, HILLIARD																										
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												
1	0812	CONCRETE C	0	100	0	0	1,553.00	SF	4.00	4.00	100	1975	1975	3	25	1,553													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190													
3	0861	POOL GUNIT	0	100	0	0	684.00	SF	85.00	85.00	100	1980	1980	3	20	11,628													
4	0845	KOOL DECK	0	100	4	104	416.00	SF	7.25	7.25	100	1980	1980	3	30	905													
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40													
6	0511	GARAGE CB-	0	100	16	19	304.00	SF	40.00	40.00	100	1975	1975	3	25	3,040													
7	0681	POLE SHED	0	100	0	0	480.00	SF	15.00	15.00	100	1999	1999	3	26	1,872													
8	0681	POLE SHED	0	100	45	40	1,800.00	SF	15.00	15.00	100	2018	2018	3	84	22,680													
TOTAL OB/XF 42,908																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960												
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500												
REVIEW DATE 07/30/2020 BY TWA Total Acres: 10.00 Total Land Value: 48,150 Market: 175,500 Agricultural: 3,150 Common: 45,000 PRINTED 07/30/2025 BY SYS																													