PT LOT 62 IN OR 669/673
CORNWALL SURVEY SEC 25-4N-23E
PBK 0/31

WALKER ALBERT A
10919 HIDDEN HAVEN CT
JACKSONVILLE, FL 32218

2025

25-4N-23-2020-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

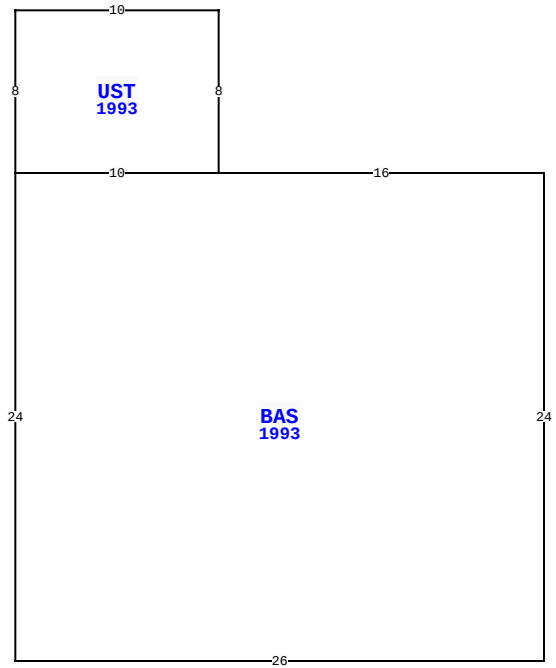
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	57,194
UST	80	45	1993	36	3,300
TOTALS	704			660	60,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	660	111.1000	111.10	73,326	1983	1983	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 624 HX Base Yr



28977 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	60,494
TOTAL MARKET OB/XF VALUE	780
TOTAL LAND VALUE - MARKET	172,770
TOTAL MARKET VALUE	234,044
SOH/AGL Deduction	57,787
ASSESSED VALUE	176,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,257
TOTAL JUST VALUE	234,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0669/0673	10/29/1992	QC	Q	I	01	100
GRANTOR: WALKER ALBERT & A D						
GRANTEE: WALKER ALBERT A						
0492/0539	7/01/1986	WD	U	I		31,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UST=[YR=1993] N8 W10 S8 E10 $ W10 S24 E26 N24$.

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	20	10	200.00	SF	19.50	19.50	100	1994	1994	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 780

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	0007	OR	0.00	0.00	8.86	AC		1.00	1.00	1.00	19,500.00	19,500.00	172,770							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 8.86 Total Land Value: 172,770 Market: 0 Agricultural: 0 Common: 172,770 PRINTED 07/30/2025 BY SYS