PT LOT 63 IN OR 1207/1896
(EX ESMT IN OR 1753/1534)
CORNWALL SURVEY SEC 25-4N-23E

PUCKETT KEITH
281011 FRANKLIN RD
HILLIARD, FL 32046

2025

25-4N-23-2020-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

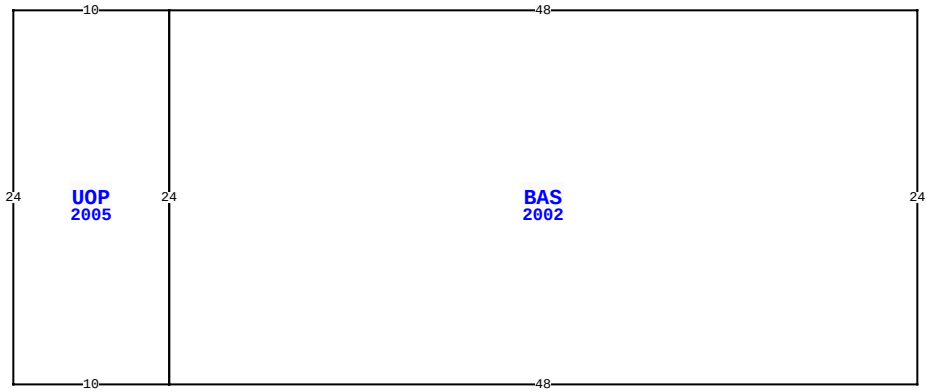
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2002	1,152	37,591
UOP	240	25	2005	60	1,958
TOTALS	1,392			1,212	39,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,212	135.9600	108.77	131,829	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 1152 HX Base Yr 2005



281011 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		39,549
TOTAL MARKET OB/XF VALUE		9,331
TOTAL LAND VALUE - MARKET		101,595
TOTAL MARKET VALUE		150,475
SOH/AGL Deduction		91,859
ASSESSED VALUE		58,616
TOTAL EXEMPTION VALUE	HX HB	33,616
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007092	XFOB	7,776	05/01/2000
MH003050	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0828	6/24/2016	QC	U	I	11	100
GRANTOR: TAYLOR DANA RENEE F/K						
GRANTEE: PUCKETT KEITH						
1207/1896	2/12/2004	WD	Q	I	06	65,000
GRANTOR: LYLO THERESA M						
GRANTEE: PUCKETT KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W48 S24 E48 N24 $
UOP=[YR=2005;ORIG=-58,0] E10 S24 W10 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	0200	BARN WD 0-	0	100	48	36	1,728.00	SF	20.00	20.00	100	2000	2000	3	27	9,331	

LAND DESCRIPTION

TOTAL OB/XF 9,331

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	0005	OR	0.00	0.00	5.21	AC		1.00	1.00	1.00	19,500.00	19,500.00	101,595							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 5.21 Total Land Value: 101,595 Market: 0 Agricultural: 0 Common: 101,595 PRINTED 07/30/2025 BY SYS