LOTS 1 & 2
BUFORD GROVE SUB PB 6/1
ESMT IN OR 2488-930

B.Y. FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

2025

32-4N-24-019B-0001-0000

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	04	PLYWOOD 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	05	Quality Level 05

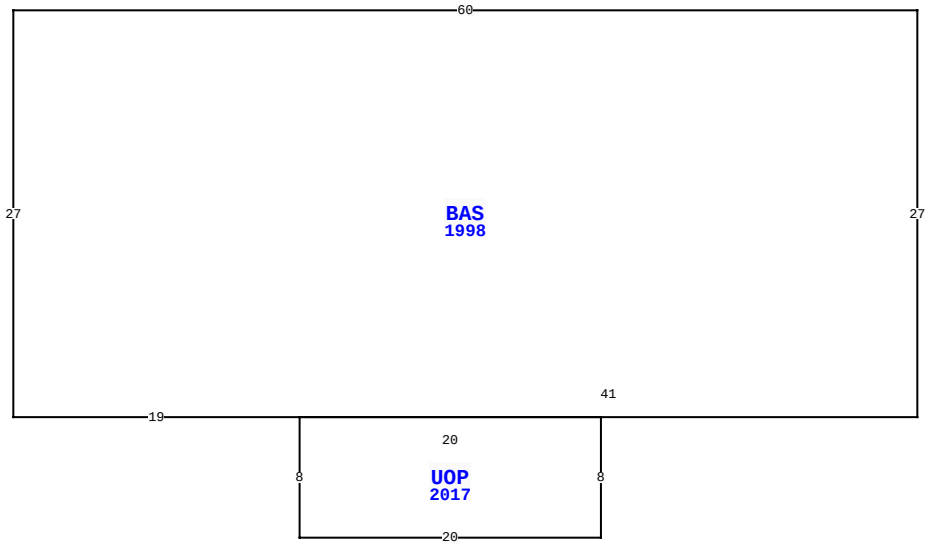
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1998	1,620	102,117
UOP	160	25	2017	40	2,522
TOTALS	1,780			1,660	104,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,660	148.3200	126.07	209,276	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 2024 Heated Area: 1620 HX Base Yr



2750 SWEARINGEN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	104,638
TOTAL MARKET OB/XF VALUE	3,184
TOTAL LAND VALUE - MARKET	71,750
TOTAL MARKET VALUE	179,572
SOH/AGL Deduction	2,757
ASSESSED VALUE	176,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,815
TOTAL JUST VALUE	179,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/33	11/02/2023	WD	U	I	37	70,000
GRANTOR: MOORE BONNIE L						
GRANTEE: B.Y. FRANKLIN PROPE						
1970/1668	3/26/2015	SW	U	I	12	38,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: MOORE ROBERT E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E19 UOP=[YR=2017] S8 E20 N8 W20$ E41 N27$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	0	8	24	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 3,184

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	0006	OR	0.00	0.00	2.05	AC		1.00	1.00	1.00	35,000.00	35,000.00	71,750							

REVIEW DATE 06/08/2020 BY TWA Total Acres: 2.05 Total Land Value: 71,750 Market: 0 Agricultural: 0 Common: 71,750 PRINTED 07/30/2025 BY SYS