

LOT 21 & PT OF LOT 22
LYING NORTH OF CR 108
IN OR 1338/701 BEING TRACT A

FRANKLIN MICHAEL C & VICKIE V
PO BOX 1107
HILLIARD, FL 32046

2026

10-3N-24-2320-0021-0000



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	VALUATION SUMMARY																			
Exterior Wall	20	FACE BRICK 90	0500	01	5,945	106.9700	177.57	1,055,654	2007	2007	0	0	0	13.00	87.00	VALUATION BY STANDARD																			
Exterior Wall	05	AVERAGE 10	1 SFR CUST 100% - 2008										Heated Area: 4519					HX Base Yr 2008					Tax Group: 4					Tax Dist:							
Roof Structur	08	IRREGULAR 100											UDU 2007					BUILDING MARKET VALUE					1,139,539												
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					45,635																	
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					280,930																	
Interior Floo	14	CARPET 70											TOTAL MARKET VALUE					1,219,420																	
Interior Floo	11	CLAY TILE 30											SOH/AGL Deduction					373,723																	
Air Condition	03	CENTRAL 100											ASSESSED VALUE					845,697																	
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB 51,411																	
Bedrooms	4	100											BASE TAXABLE VALUE					794,286																	
Bathrooms	4	100											TOTAL JUST VALUE					1,466,104																	
Frame	02	WOOD FRAME 100											NCON VALUE					129,986																	
Stories	2.	100											INCOME VALUE																						
Units	0	100											PREVIOUS YEAR MKT VALUE					1,744,354																	
Occupancy	00	NONE 100																																	

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