

EMERY SANDRA HINSON
27400 BRUSSO FRANKLIN RD
HILLIARD, FL 32046

13-3N-23-2020-0037-0050

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE				482,958					
TOTAL MARKET OB/XF VALUE				6,000					
TOTAL LAND VALUE - MARKET				630,640					
TOTAL MARKET VALUE				527,819					
SOH/AGL Deduction				128,113					
ASSESSED VALUE				399,706					
TOTAL EXEMPTION VALUE				HX HB		51,411			
BASE TAXABLE VALUE				348,295					
TOTAL JUST VALUE				1,119,598					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				844,996					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
B0821954		NEW CONSTR		0		05/11/2009			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1826/1370		11/21/2012		WD	Q	I	02	525,000	
GRANTOR: B Y FRANKLIN PROPERTI									
GRANTEE: EMERY SANDRA HINSON									
1634/0943		6/12/2009		WD	U	I	11	100	
GRANTOR: FRANKLIN BOBBY Y & EM									
GRANTEE: B Y FRANKLIN PROPER									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2011] W14 PT0=[YR=2011] N16 W19 S16 FSP=[YR=2011] S3 D5 R5 E14 N8 W19\$ E19\$ S8 W14 U5 L5 N19 W19 S30 W2 S12 FGR=[YR=2011] W10 S37 E22 N37 W12\$ E12 S12 E11 FOP=[YR=2011] S3 E18 N3 W1 N6 W16 S6 W1\$ E1 N6 E16 S6 E14 N38\$ PTR= E20 FUS=[YR=2011] E9 S11 E4 N7 E5 N4 E4 S37 W22 N37\$ W20\$.									
AND ALUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
11,000									
1,000									
8,445									
17,416									
1,000									
618,640									
Common: 12,000									
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