PT OF SW1/4 OF NE1/4
IN OR 2206/1912
UTIL ESMT OR 2297/1530

FRANKLIN DONALD W & WENDY L
P O BOX 1253
HILLIARD, FL 32046

2026

23-4N-23-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

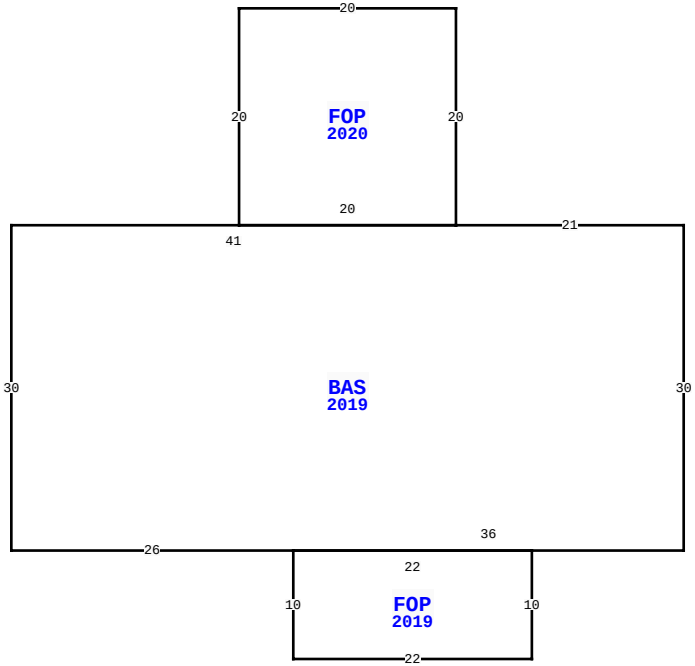
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2019	1,860	190,920
FOP	220	30	2019	66	6,774
FOP	400	30	2020	120	12,317
TOTALS	2,480			2,046	210,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,046	126.7200	114.05	233,346	2019	2019	0	0	0	10.00	90.00

1 M/H 94+ 100% - 2020 Heated Area: 1860 HX Base Yr 2020



28076 CHARITY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,011
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,380
TOTAL MARKET VALUE		297,391
SOH/AGL Deduction		136,009
ASSESSED VALUE		161,382
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		104,971
TOTAL JUST VALUE		297,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011107	CO ISSUED	0	10/23/2019
19010339	MH MOVE-ON	0	09/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2206/1912	6/20/2018	WD	Q	V	01	30,000
GRANTOR: SMITH CHARLES E JR						
GRANTEE: FRANKLIN DONALD W &						
1864/1634	6/27/2013	WD	U	V	11	100
GRANTOR: SMITH EVA MAE						
GRANTEE: SMITH CHARLES E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2020] N20 W20 S20 E20$ W41 S30 E26
FOP=[YR=2019] S10 E22 N10 W22$ E36 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.57	AC		1.00	1.00	1.00	34,000.00	34,000.00	87,380							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.57 Total Land Value: 87,380 Market: 0 Agricultural: 0 Common: 87,380 PRINTED 07/09/2026 BY SYS