LOT 35
IN OR 2209/216
CORNWALL SURVEY OF

TATE RUBY C/RISON BARRY ET AL
28854 FRANKLIN ROAD
HILLIARD, FL 32046

2026

25-4N-23-2020-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

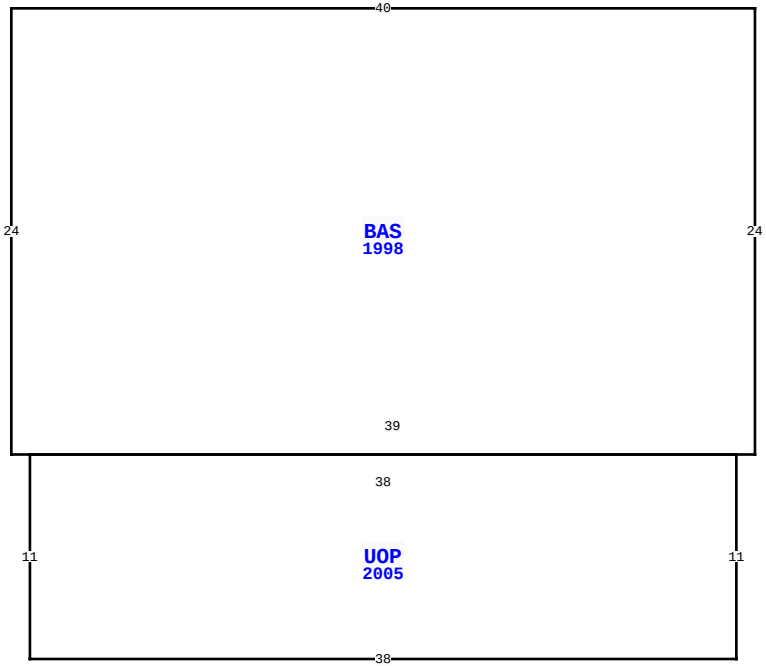
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	01	MINIMUM 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	960	100	1998	960	35,139
UOP	418	25	2005	104	3,807
TOTALS	1,378			1,064	38,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	116.2000	104.58	111,273	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 0 Heated Area: 960 HX Base Yr 1990



28854 FRANKLIN RD, 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		38,946
TOTAL MARKET OB/XF VALUE		1,084
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		230,030
SOH/AGL Deduction		144,417
ASSESSED VALUE		85,613
TOTAL EXEMPTION VALUE	HX HB WX SL	85,613
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		230,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	11/01/1998
R95364	REPAIR/RRF	2,500	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0216	6/12/2018	QC	U	I	11	100
GRANTOR: TATE RUBY C						
GRANTEE: TATE RUBY CARLENE &						
0989/0503	6/01/2001	QC	U	V	10	25,000
GRANTOR: BOATRIGHT QUINCY & BE						
GRANTEE: TATE RUBY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S24 E1 UOP=[YR=2005] S11 E38 N11 W38$ E39 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	0940	SHEDS/PORT	0	100	12	15	180.00	SF	20.10	20.10	100	1991	1991	3	20	724	
2	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1993	1993	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 1,084

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	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS