PT OF LOT 36 IN OR 2697/837
CORNWALL SURVEY SEC 25-4N-23E

ROCHESTER MICHAEL
28772 FRANKLIN ROAD
HILLIARD, FL 32046

2026

25-4N-23-2020-0036-0010

BUILDING CHARACTERISTICS

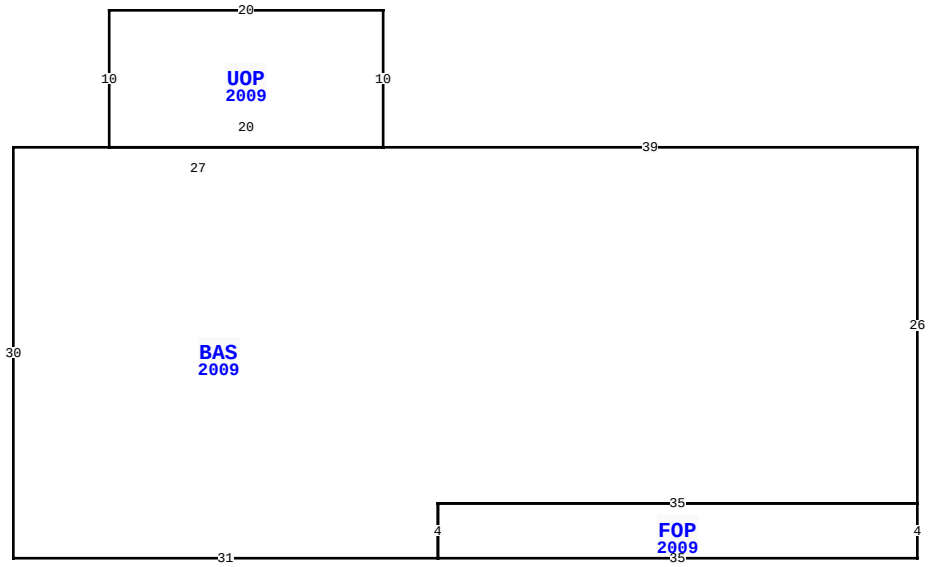
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	18	CEMENT BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,840	100	2009	1,840	101,513
FOP	140	30	2009	42	2,317
UOP	200	25	2009	50	2,759
TOTALS	2,180			1,932	106,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,932	122.6000	110.34	213,177	1999	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2000 Heated Area: 1840 HX Base Yr 2000



28772 FRANKLIN RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,588
TOTAL MARKET OB/XF VALUE		35,176
TOTAL LAND VALUE - MARKET		130,200
TOTAL MARKET VALUE		271,964
SOH/AGL Deduction		147,261
ASSESSED VALUE		124,703
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,292
TOTAL JUST VALUE		271,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992809	MH MOVE-ON	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/837	1/31/2024	QC	U	I	11	100
GRANTOR: ROCHESTER MICHAEL R &						
GRANTEE: ROCHESTER MICHAEL						
0869/0269	2/23/1999	WD	Q	V		20,000
GRANTOR: FRANKLIN DEWEY W JR						
GRANTEE: ROCHESTER MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W39 UOP=[YR=2009] N10 W20 S10 E20$ W27 S30 E31 FOP=[YR=2009] E35 N4 W35 S4$ N4 E35 N26$.

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	0350	CARPORT WD	0	100	30	19	570.00	SF	13.00	13.00	100	2001	2001	3	20	1,482	
2	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2001	2001	3	27	11,340	
3	1242	WD DECK A	0	100	22	4	88.00	SF	10.00	10.00	100	2001	2001	3	20	176	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2001	2001	3	20	257	
5	0820	WOOD WALK	0	100	46	4	184.00	SF	11.75	11.75	100	2001	2001	3	40	865	
6	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2015	2015	3	71	3,834	
7	0681	POLE SHED	0	100	46	32	1,472.00	SF	15.00	15.00	100	2017	2017	3	78	17,222	

LAND DESCRIPTION

TOTAL OB/XF 35,176

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	4.65	AC		1.00	1.00	1.00	28,000.00	28,000.00	130,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.65 Total Land Value: 130,200 Market: 0 Agricultural: 0 Common: 130,200 PRINTED 07/09/2026 BY SYS