LOT 39
IN OR 164 PG 214
EX R/W OR 1679/904

WATKINS SPOTSWOOD
P O BOX 667
HILLIARD, FL 32046-0667

2026

25-4N-23-2020-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

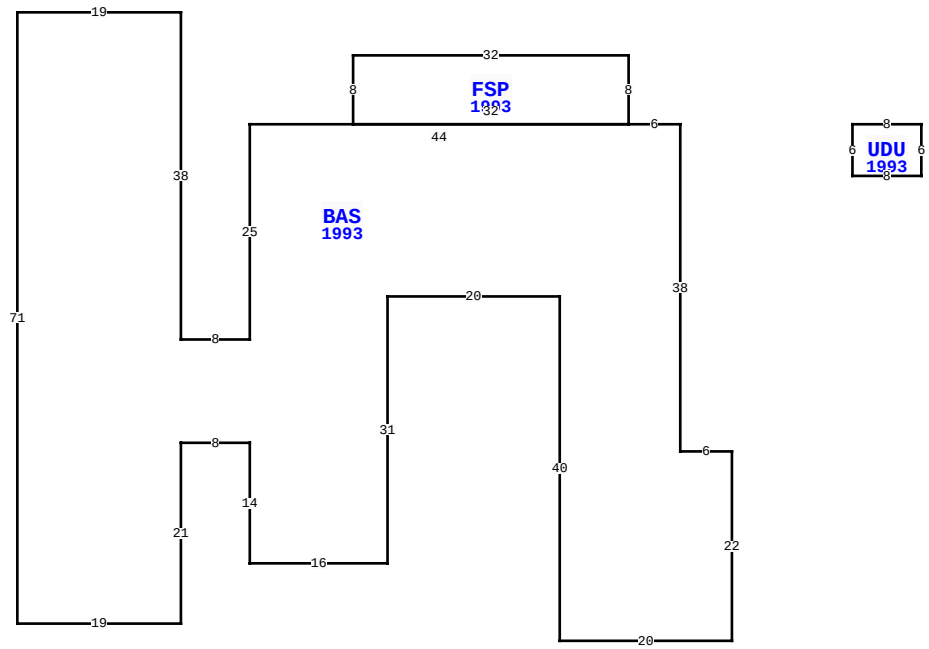
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,633	100	1993	3,633	344,702
FSP	256	40	1993	102	9,678
UDU	48	55	1993	26	2,467
TOTALS	3,937			3,761	356,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,761	89.9910	125.09	470,463	1978	1992	0	0	0	24.15	75.85

1 SNGL FAM 100% - 0 Heated Area: 3633 HX Base Yr 1976



28464 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		356,846
TOTAL MARKET OB/XF VALUE		43,830
TOTAL LAND VALUE - MARKET		185,630
TOTAL MARKET VALUE		586,306
SOH/AGL Deduction		344,704
ASSESSED VALUE		241,602
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		185,191
TOTAL JUST VALUE		586,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013330	REPAIR/RRF	25,000	08/31/2022
R1514235	REPAIR/RRF	5,500	01/31/2015
3466	N/A	8,500	07/08/1986
3333	N/A	30,000	04/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0164/0214	1/01/1974	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						
0145/0195	5/07/1973	WD	Q	V	06	10,000
GRANTOR: BELL CLAYTON AARON &						
GRANTEE: MCINTOSH ARNOLD F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FSP=[YR=1993] N8 W32 S8 E32$ W44 S25 W8 N38 W19 S71 E19 N21 E8 S14 E16 N31 E20 S40 E20 N22 W6N38$ PTR=E20 UDU=[YR=1993] E8 S6 W8 N6$W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	38	1,330	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1987	1987	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 43,830

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	9.77	AC		1.00	1.00	1.00	19,000.00	19,000.00	185,630							

REVIEW DATE 01/01/2023 BY CD Total Acres: 9.77 Total Land Value: 185,630 Market: 0 Agricultural: 0 Common: 185,630 PRINTED 07/09/2026 BY SYS