

FRANKLIN DEWEY W JR & THERESA P
28949 FRANKLIN RD
HILLIARD, FL 32046

25-4N-23-2020-0061-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION																				PAGE 1 of 1																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 100								0100	01	3,561	94.5000	99.22		353,322	1975	1975		0	0	33.50	66.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0 Heated Area: 2707 HX Base Yr														Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE 234,959													
Interior Wall	04	PLYWOOD 50																						TOTAL MARKET OB/XF VALUE 70,248													
Interior Wall	05	DRYWALL 50																						TOTAL LAND VALUE - MARKET 190,000													
Interior Floo	14	CARPET 90																						TOTAL MARKET VALUE 327,337													
Interior Floo	08	SHT VINYL 10																						SOH/AGL Deduction 160,650													
Air Condition	03	CENTRAL 100																						ASSESSED VALUE 166,687													
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE HX HB 51,411													
Bedrooms		3 100																						BASE TAXABLE VALUE 115,276													
Bathrooms		2 100																						TOTAL JUST VALUE 495,207													
Frame Stories	02	WOOD FRAME 100																						NCON VALUE 0													
Units	1.	1. 100																						INCOME VALUE													
BUD8 Adjustme	04	DIST 01 100																						PREVIOUS YEAR MKT VALUE 489,041													
Occupancy	00	NONE 100																																			
Quality	03	Quality Level 03																																			
DOR CODE	5000	IMPROVED AG																																			
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	2,707	100	1993	2,707	178,612																																
FEP	399	80	1993	319	21,048																																
FGR	760	55	1993	418	27,580																																
FOP	189	30	1993	57	3,761																																
UOP	300	20	2012	60	3,959																																
TOTALS	4,355			3,561	234,959																																
EXTRA FEATURES					28949 FRANKLIN RD, HILLIARD										BLD DATE						LGL DATE		05/12/2026		MLU												
															XF DATE						LAND DATE		11/18/2024		KBA												
															INC DATE						AG DATE																
L N	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																						
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	32	1,120																							
3	0860	POOL/SPA	0 100	0 0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500																							
5	0100	BAR-B-Q	0 100	0 0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40																							
6	0511	GARAGE CB-	0 100	16 19	304.00	SF	40.00	40.00	100	1975	1975	3	24	2,918																							
7	0681	POLE SHED	0 100	0 0	480.00	SF	15.00	15.00	100	1999	1999	3	25	1,800																							
8	0681	POLE SHED	0 100	45 40	1,800.00	SF	15.00	15.00	100	2018	2018	3	81	21,870																							
LAND DESCRIPTION																TOTAL OB/XF 70,248																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																				
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960																				
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	170.00	170.00	170																				
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000																				
REVIEW DATE	01/01/2023	BY	CD	Total Acres: 10.00		Total Land Value: 22,130		Market: 171,000		Agricultural: 3,130		Common: 19,000		PRINTED 07/09/2026 BY SYS																							