PT SW1/4 OF SE1/4 OF
SEC 27-2N-23E IN OR 2538/1970

LASH FRANKLIN BRUCE & SUSAN A L/E/
3215 JANE LN
HILLIARD, FL 32046

2023

27-2N-23-0000-0001-0160

BUILDING CHARACTERISTICS

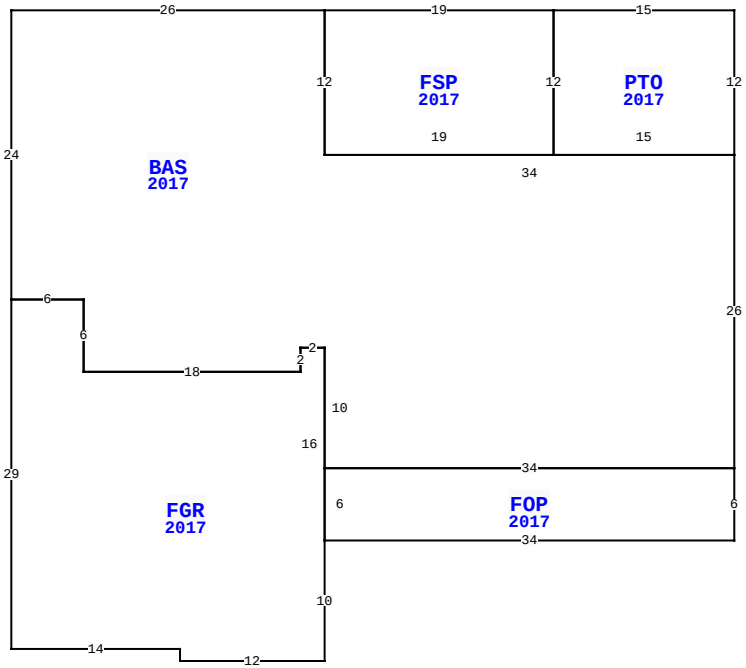
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	204,638
FGR	650	55	358	45,111
FOP	204	30	61	7,686
FSP	228	40	91	11,467
PTO	180	5	9	1,134
TOTALS	2,886		2,143	270,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,143	108.2753	128.58	275,547	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 1624 HX Base Yr 2022



3215 JANE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		270,036
TOTAL MARKET OB/XF VALUE		9,487
TOTAL LAND VALUE - MARKET		84,600
TOTAL MARKET VALUE		334,843
SOH/AGL Deduction		66,119
ASSESSED VALUE		268,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,724
TOTAL JUST VALUE		364,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005918	CO ISSUED	0	07/03/2017
B164649	NEW CONSTR	222,289	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1970	2/10/2022	WD	U	I	11	100
GRANTOR: LASH FRANKLIN BRUCE &						
GRANTEE: LASH FRANKLIN BRUCE						
2142/0873	8/25/2017	WD	U	V	11	100
GRANTOR: LASH MICHAEL KEITH						
GRANTEE: LASH FRANKLIN BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W15 FSP=[YR=2017] W19 BAS=[YR=2017] W26 S24 FGR=[YR=2017] S29 E14 S1 E12 N10 FOP=[YR=2017] E34 N6 W34 S6$ N16 W2 S2 W18 N6 W6$ E6 S6 E18 N2 E2 S10 E34 N26 W34 N12$ S12 E19 N12$ S12 E15 N12$.

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	0812	CONCRETE C	0	100	0	0	2,445.00	SF	4.00	4.00	100	2017	2017	3	97	9,487	

LAND DESCRIPTION

TOTAL OB/XF 9,487

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	005000	C	RURAL HOME	100			0.00	0.00	1.82	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,600							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	720.00	720.00	720							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/08/2022 BY TWA Total Acres: 2.82 Total Land Value: 55,320 Market: 30,000 Agricultural: 720 Common: 54,600 PRINTED 08/02/2023 BY SYS