PT GOVT LOT 1 & PT OF E1/2 OF
IN OR 2200/360
SEC 27-2N-23E LYING WEST OF

BRANNEN LYNN W & DANA E
20229 GRANNY LN
HILLIARD, FL 32046

2023

27-2N-23-0000-0001-0210

BUILDING CHARACTERISTICS

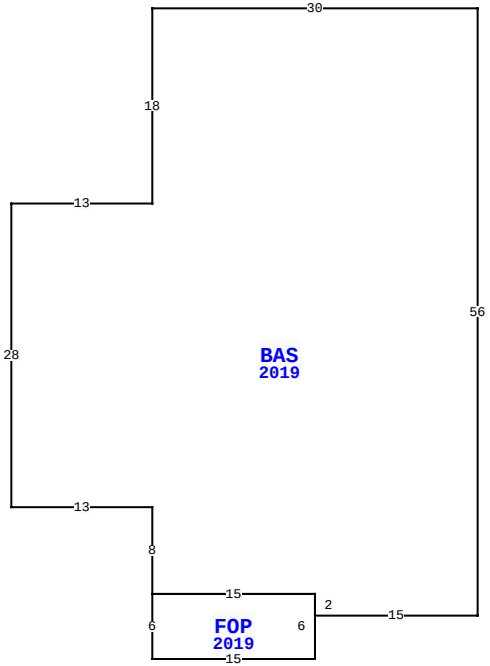
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2,014	159,725
FOP	90	30	27	2,142
TOTALS	2,104		2,041	161,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,041	116.8000	81.76	166,872	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 2014 HX Base Yr 2020



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/16/2023 MLU
AG DATE	

20229 GRANNY LN, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		186,403
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		376,403
SOH/AGL Deduction		141,948
ASSESSED VALUE		234,455
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,455
TOTAL JUST VALUE		376,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010833	CO ISSUED	0	10/15/2019
19007265	MH MOVE-ON	0	07/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/0360	6/01/2018	WD	Q	V	01	89,900
GRANTOR: OCEAN'S EIGHT CREATIV						
GRANTEE: BRANNEN LYNN W & DA						
2085/1645	11/17/2016	WD	U	V	11	100
GRANTOR: OCEAN'S EIGHT CREATIV						
GRANTEE: OCEAN'S EIGHT CREAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S18 W13 S28 E13 S8 FOP=[YR=2019] S6 E15 N6 W15$ E15 S2 E15 N56$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100			0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 10/03/2019 BY TW Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 1 & PT OF E1/2 OF
IN OR 2200/360
SEC 27-2N-23E LYING WEST OF

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HILLIARD, FL 32046

2023

27-2N-23-0000-0001-0210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

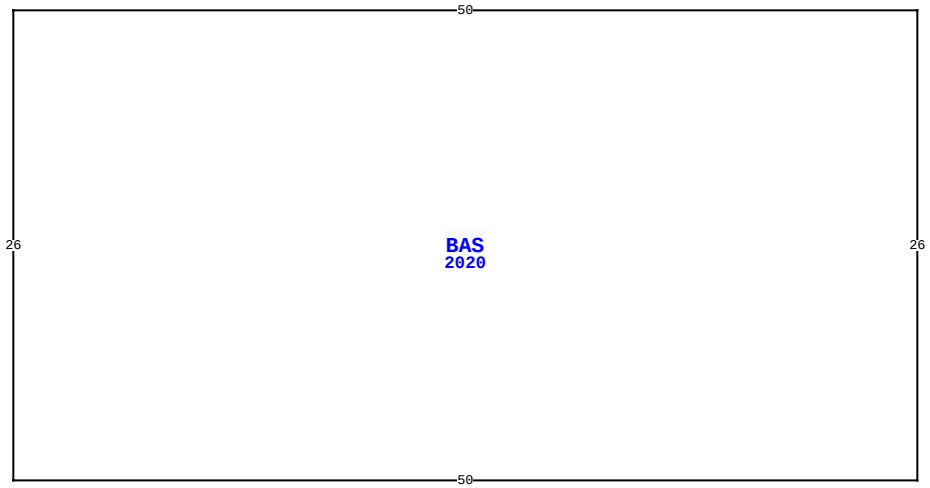
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	24,537
TOTALS	1,300		1,300	24,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,300	55.0160	19.26	25,038	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2020 Heated Area: 1300 HX Base Yr 2020



20229 GRANNY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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2085/1645	11/17/2016	WD	U	V	11	100
GRANTOR: OCEAN'S EIGHT CREATIV						
GRANTEE: OCEAN'S EIGHT CREAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S26 E50 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/03/2019 BY TW Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS