N 330 FT OF S 1320 FT OF
W1/2 OF NW1/4
IN OR 371/782 & OR 392/425

BRANNEN LYNN W & PATRICIA A
20104 GRANNY LANE
HILLIARD, FL 32046

2023

27-2N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

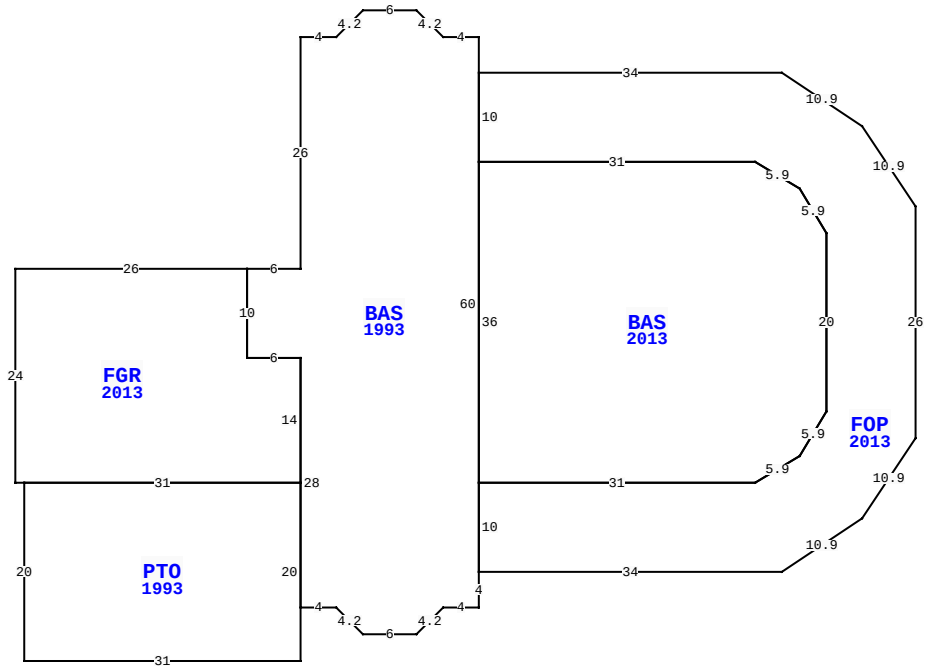
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	08	WD ON PLY 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	1,394	117,702
BAS	1,356	100	1,356	114,494
FGR	708	55	389	32,845
FOP	1,208	30	362	30,565
PTO	620	5	31	2,617
TOTALS	5,286		3,532	298,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,532	106.1910	95.84	338,507	1990	2001	0	0	0	11.90	88.10

1 SINGLE FAM – 100% - 0 Heated Area: 2750 HX Base Yr



20104 GRANNY LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		315,581
TOTAL MARKET OB/XF VALUE		12,288
TOTAL LAND VALUE - MARKET		152,000
TOTAL MARKET VALUE		479,869
SOH/AGL Deduction		243,017
ASSESSED VALUE		236,852
TOTAL EXEMPTION VALUE	HX HB SL	236,852
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		479,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6507	REMODEL	10,800	06/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0392/0425	7/01/1983	WD	U	I		7,889
GRANTOR:						
GRANTEE:						
0371/0782	10/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 U3 L3 W6 D3 L3 W4 S26 W6 FGR=[YR=2013] W26 S24 E1 PTO=[YR=1993] S20 E31 N20W31$ E31 N14 W6 N10$ S10 E6 S28 E4 D3 R3 E6 U3 R3 E4 N4 FOP=[YR=2013] E34 U6 R9 R6 U9 N26 L6 U9 U6 L9 W34 S10 BAS=[YR=2013] S36 E31 U3 R5 U5 R3 N20 L3 U5 U3 L5 W31$ E31 D3 R5 D5 R3 S20 D5 L3 L5 D3 W31 S10$ N60$.

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	0200	BARN WD 0-	0	100	20	31	620.00	SF	15.00	15.00	100	1972	1972	3	20	1,860	
2	0200	BARN WD 0-	0	100	20	27	540.00	SF	15.00	15.00	100	1985	1985	3	20	1,620	
3	0751	UOP	0	100	0	0	720.00	SF	10.00	10.00	100	1985	1985	3	20	1,440	
4	0680	POLE SHED	0	100	6	12	72.00	SF	7.50	7.50	100	1983	1983	3	20	108	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
6	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1991	1991	3	20	600	
7	0350	CARPORT WD	0	100	30	24	720.00	SF	13.00	13.00	100	2000	2000	3	20	1,872	
8	0681	POLE SHED	0	100	0	0	756.00	SF	15.00	15.00	100	1991	1991	3	20	2,268	

LAND DESCRIPTION

TOTAL OB/XF 12,288

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	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	0.80	19,000.00	15,200.00	152,000							

REVIEW DATE 08/06/2018 BY TWX Total Acres: 10.00 Total Land Value: 152,000 Market: 0 Agricultural: 0 Common: 152,000 PRINTED 08/02/2023 BY SYS

N 330 FT OF S 1320 FT OF
W1/2 OF NW1/4
IN OR 371/782 & OR 392/425

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20104 GRANNY LANE
HILLIARD, FL 32046

2023

27-2N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

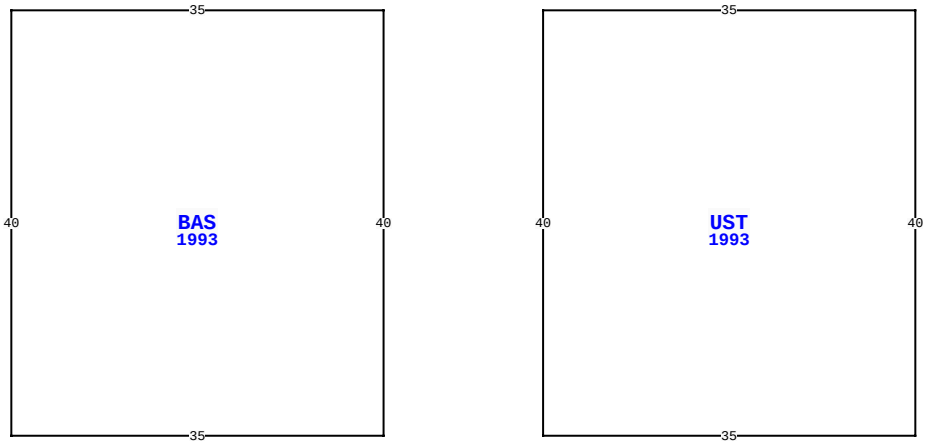
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	07	GAMBREL 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	11,571
UST	1,400	50	700	5,786
TOTALS	2,800		2,100	17,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	2,100	68.8565	16.53	34,713	1981	1981	0	0	0	50.00	50.00

2 BARNS – 100% - 0 Heated Area: 1400 HX Base Yr



20104 GRANNY LN, HILLIARD

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TOTAL JUST VALUE		479,869
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR:						
GRANTEE:						
0371/0782	10/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S40 E35 N40 $ PTR= E15 UST=[YR=1993] E35 S40 W35 N40$ W15$.

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

REVIEW DATE 08/06/2018 BY TWX Total Acres: 10.00 Total Land Value: 152,000 Market: 0 Agricultural: 0 Common: 152,000 PRINTED 08/02/2023 BY SYS