PT GOVT LOT 2 OF SEC 27-2N-23E
IN OR 777/191 (EX PT IN
OR 2063/836)

VINSON ESTHER W
20052 GRANNY LANE
HILLIARD, FL 32046

2023

27-2N-23-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

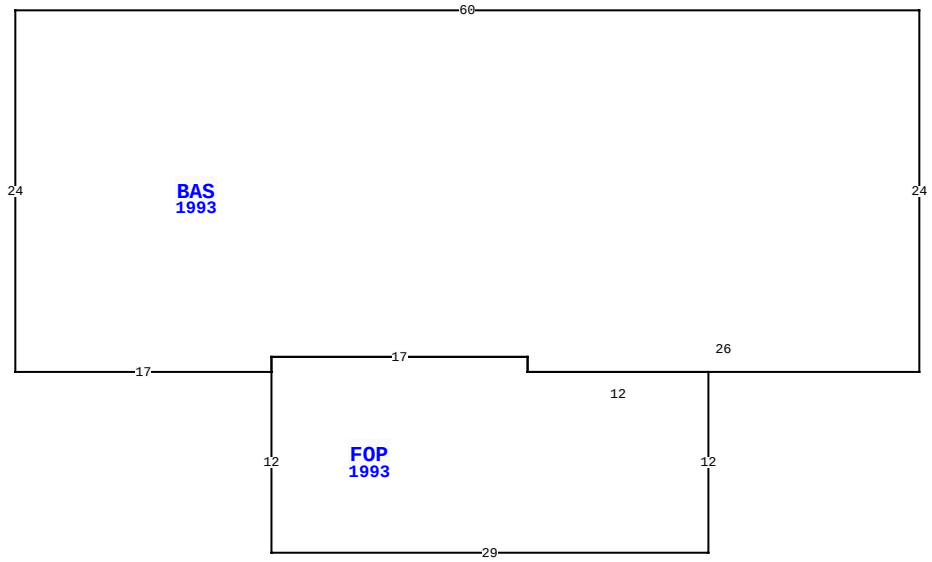
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,423	100	1,423	34,297
FOP	365	30	110	2,651
TOTALS	1,788		1,533	36,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,533	123.6000	80.34	123,161	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1423 HX Base Yr 2004



20052 GRANNY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,948
TOTAL MARKET OB/XF VALUE		1,363
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		248,311
SOH/AGL Deduction		214,000
ASSESSED VALUE		34,311
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		4,311
TOTAL JUST VALUE		248,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5386	CO ISSUED	0	01/17/2012
E24172	NEW CONSTR	0	12/01/2011
MHU5386	MH MOVE-ON	0	12/01/2011
M16715	H/AC	0	12/01/2011
P15282	NEW CONSTR	0	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/0191	11/18/1996	WD	Q	I		40,000
GRANTOR: DAVIS WILMA RUTH						
GRANTEE: VINSON AARON & ESTH						
0756/1881	4/15/1996	WD	U	I	10	100
GRANTOR: LEAGUE BARBARA ETAL						
GRANTEE: DAVIS WILMA RUTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E17 FOP=[YR=1993] S12 E29 N12 W12 N1 W17 S1$ N1 E17 S1 E26 N24$.

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
2	0681	POLE SHED	0	100	20	16	320.00	SF	11.25	11.25	100	1980	1980	3	20	720	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1995	1995	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 1,363

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	210,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 14.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS