S165 FT OF N330 FT OF S1980 FT
OF W1/4 OF NW1/4
IN OR 2208/949

THOMPSON NELLIE &/ROWELL JAMES
20212 GRANNY LANE
HILLIARD, FL 32046

2023

27-2N-23-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

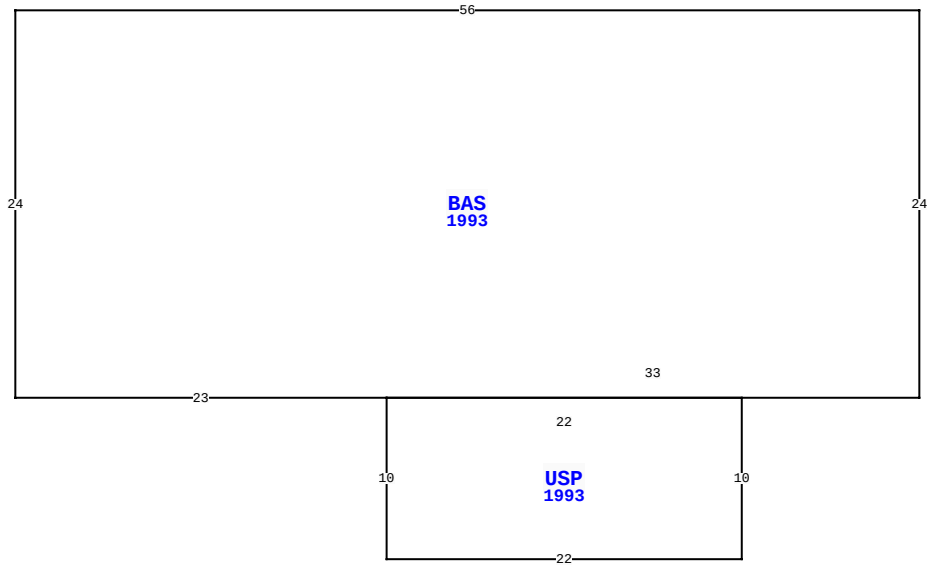
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	30,926
USP	220	50	110	2,531
TOTALS	1,564		1,454	33,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,454	118.0000	76.70	111,522	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



20212 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	33,457
TOTAL MARKET OB/XF VALUE	13,946
TOTAL LAND VALUE - MARKET	119,500
TOTAL MARKET VALUE	166,903
SOH/AGL Deduction	59,628
ASSESSED VALUE	107,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,275
TOTAL JUST VALUE	166,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2208/0949	4/26/2014	QC	U	I	11	100
GRANTOR: ROWELL HILTON ROBERT						
GRANTEE: THOMPSON NELLIE & J						
0676/0166	2/26/1993	WD	U	I	01	100
GRANTOR: KIRKLAND & ROWELL						
GRANTEE: ROWELL HILTON & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E23 USP=[YR=1993] S10 E22 N10 W22$ E33 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
1	0351	CARPORT MT	0	0	32	20	640.00	SF	10.00	10.00	100	1961	1961	3	20	1,280	
2	0811	CONCRETE B	0	0	32	20	640.00	SF	5.20	5.20	100	1961	1961	3	20	666	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,946

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	0	0005	OR	0.00	0.00	4.78	AC		1.00	1.00	1.00	25,000.00	25,000.00	119,500							

REVIEW DATE 08/06/2018 BY TWX Total Acres: 4.78 Total Land Value: 119,500 Market: 0 Agricultural: 0 Common: 119,500 PRINTED 08/02/2023 BY SYS