PT GOVT LOT 2 OF SEC 27-2N-23E

ADAMS SAMUEL/
20020 GRANNY LANE
HILLIARD, FL 32046

2023

27-2N-23-0000-0003-0100

NASSAU COUNTY PROPERTY

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

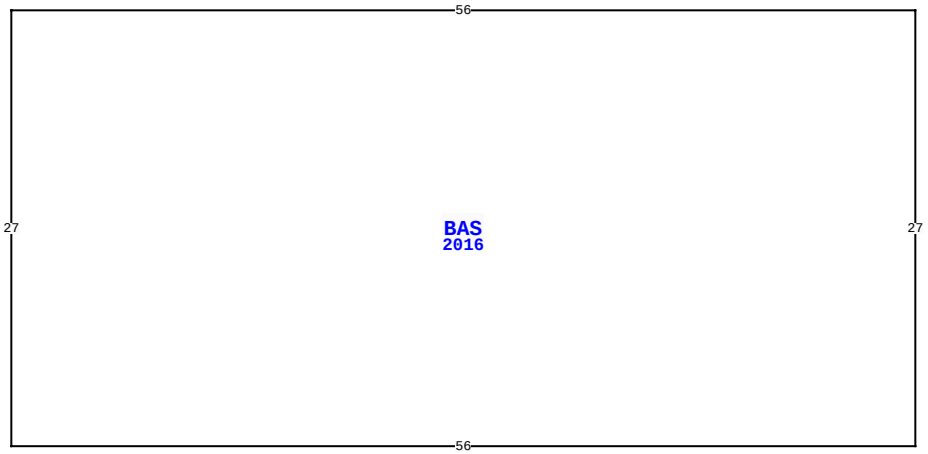
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	84,062
TOTALS	1,512		1,512	84,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	116.8000	81.76	123,621	2010	2010	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



20020 GRANNY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	84,062
TOTAL MARKET OB/XF VALUE	10,446
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	124,508
SOH/AGL Deduction	12,734
ASSESSED VALUE	111,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,774
TOTAL JUST VALUE	124,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	7/29/2016	CN	Q	I	01	89,000

GRANTOR: VINSON AARON L V & ES

GRANTEE: ADAMS SAMUEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S27 E56 N27$.

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	1242	WD DECK A	0	0	0	0	236.00	SF	10.00	10.00	100	2013	2013	3	65	1,534	
2	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2012	2012	3	60	216	
3	0753	UEP	0	0	10	10	100.00	SF	44.00	44.00	100	2012	2012	3	71	3,124	
4	0350	CARPORT WD	0	0	28	16	448.00	SF	13.00	13.00	100	2013	2013	3	65	3,786	
5	0681	POLE SHED	0	0	16	8	128.00	SF	15.00	15.00	100	2019	2019	3	93	1,786	

LAND DESCRIPTION

TOTAL OB/XF 10,446

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	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS