PT OF NW1/4 OF SW1/4
IN OR 2026/1011

SINGLETON SALLY R/
2940 JANE LANE
HILLIARD, FL 32046

2023

27-2N-23-0000-0006-0010

BUILDING CHARACTERISTICS

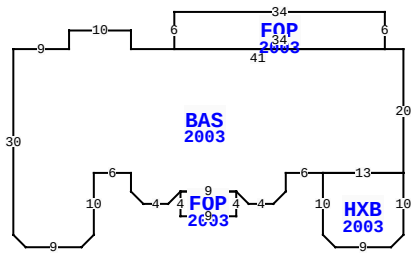
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

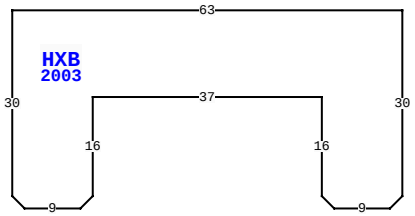
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100	1,541	202,720
FOP	36	30	11	1,447
FOP	204	30	61	8,025
HXB	152	100	152	19,996
HXB	1,342	100	1,342	176,541
TOTALS	3,275		3,107	408,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,107	122.4106	145.36	451,634	2003	2003	0	0	0	9.50	90.50

2 SNGL FAM – 48.08% - 2001 Heated Area: 3035 HX Base Yr 2001





2940 JANE LN, HILLIARD

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

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
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
8	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2006	2006	3	31	1,488	
9	0812	CONCRETE C	0	0	0	0	1,020.00	SF	4.00	4.00	100	2003	2003	3	84	3,427	
10	0857	SANDSTONE	0	0	25	2	50.00	SF	16.00	16.00	100	2006	2006	3	97	776	
11	0810	CONCRETE A	0	0	0	0	443.00	SF	6.50	6.50	100	2006	2006	3	88	2,534	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		408,729
TOTAL MARKET OB/XF VALUE		11,305
TOTAL LAND VALUE - MARKET		106,000
TOTAL MARKET VALUE		451,794
SOH/AGL Deduction		163,029
ASSESSED VALUE		288,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,765
TOTAL JUST VALUE		526,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310739	NEW CONSTR	245,000	01/02/2003
MHU95789	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2365/0800	5/07/2020	WD	U	I	11	100
GRANTOR: SINGLETON SALLY R & H						
GRANTEE: SINGLETON SALLY R						
2026/1011	1/27/2016	WD	U	I	37	2,500
GRANTOR: SINGLETON SALLY R						
GRANTEE: SINGLETON SALLY R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 FOP=[YR=2003] N6 W34 S6 E34 $ W41 N3 W10 S3 W9 S30 R2 D2 E9 U2 R2 N10 E6 S3 R2 D2 E4 U2 R2
FOP=[YR=2003] S4 E9 N4 W9$ E9 R2 D2 E4 U2 R2 N3 E6
HXB=[YR=2003] S10 R2 D2 E9 U2 R2 N10 W13$ E13 N20$
PTR=E20 HXB=[YR=2003] N30 E63 S30 L2 D2 W9 U2 L2 N16 W37 S16 L2 D2 W9 U2 L2 $ W20$.

LAND DESCRIPTION

TOTAL OB/XF 11,305

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 5.00 Total Land Value: 31,760 Market: 76,000 Agricultural: 1,760 Common: 30,000 PRINTED 08/02/2023 BY SYS