PT OF NE1/4 OF SW1/4
IN OR 2529/1793

MUMFORD MELISSA D & HARRY J
2527 JIMMY CONNER PL
BRYCEVILLE, FL 32009

2023

27-2N-23-0000-0006-0030

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	06	Quality Level 06

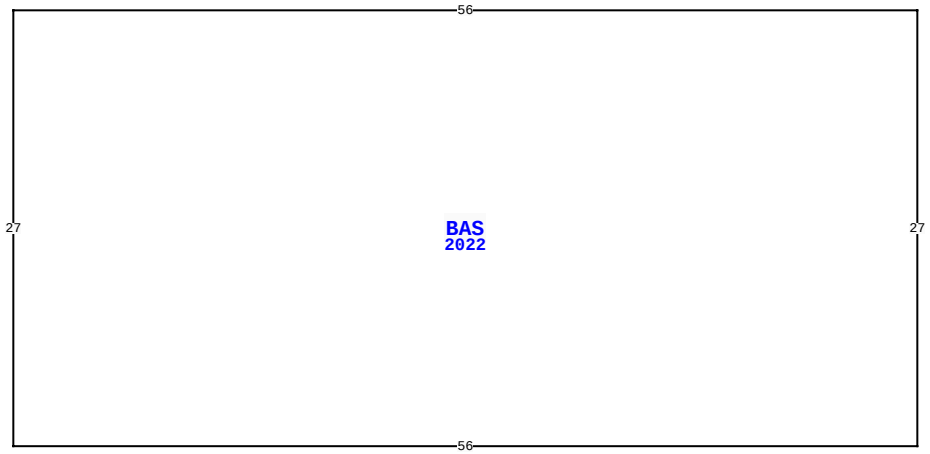
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	111,926
TOTALS	1,512		1,512	111,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,512	151.8400	98.70	149,234	2013	2013	0	0	0	25.00	75.00

1 MH 94NO RP – 0% - 0 Heated Area: 1512 HX Base Yr



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

2980 JANE LN, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	111,926
TOTAL MARKET OB/XF VALUE	3,910
TOTAL LAND VALUE - MARKET	64,200
TOTAL MARKET VALUE	180,036
SOH/AGL Deduction	10,063
ASSESSED VALUE	169,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,973
TOTAL JUST VALUE	180,036
NCON VALUE	115,831
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006147	CO ISSUED	0	04/20/2022
22002608	MH MOVE-ON	0	02/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1793	1/13/2022	WD	U	V	11	100

GRANTOR: MUMFORD MELISSA D & H

GRANTEE: MUMFORD MELISSA D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] 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
5	0811	CONCRETE B	0	0	0	0	752.00	SF	5.20	5.20	100	2022	2022	3	100	3,910	

LAND DESCRIPTION

TOTAL OB/XF 3,910

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	0			0.00	0.00	2.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	64,200							

REVIEW DATE 05/12/2022 BY TW Total Acres: 2.14 Total Land Value: 64,200 Market: 0 Agricultural: 0 Common: 64,200 PRINTED 08/02/2023 BY SYS