PARCELS 6-4 & 6-11
PT OF NE1/4 OF SW1/4
IN OR 1726/1273

MCNIEL HERBERT E II & KAREEN N
3076 JANE LANE
HILLIARD, FL 32046

**2023**

**27-2N-23-0000-0006-0040**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

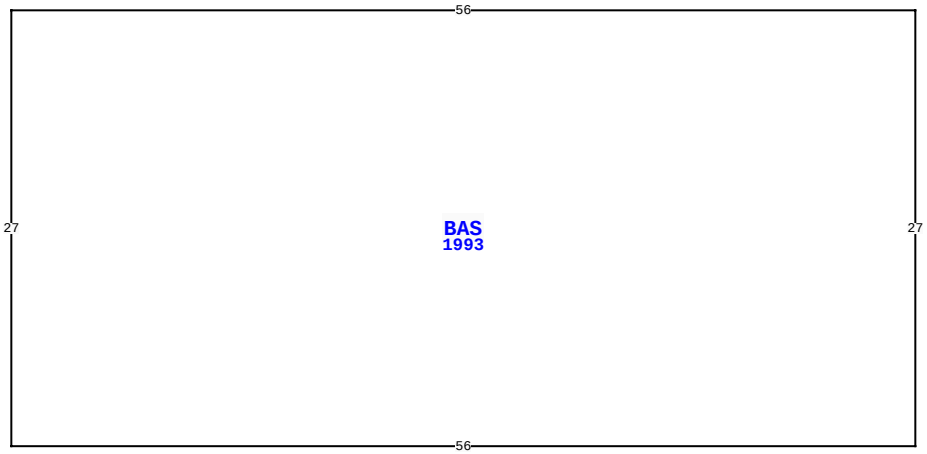
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,512 | 100 | 1,512 | 35,381 |
| TOTALS | 1,512 | | 1,512 | 35,381 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,512 | 120.0000 | 78.00 | 117,936 | 1987 | 1992 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1512 HX Base Yr




3076 JANE LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 45,339 |
| TOTAL MARKET OB/XF VALUE | 6,527 |
| TOTAL LAND VALUE - MARKET | 112,500 |
| TOTAL MARKET VALUE | 164,366 |
| SOH/AGL Deduction | 71,580 |
| ASSESSED VALUE | 92,786 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 92,786 |
| TOTAL JUST VALUE | 164,366 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 110,423 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25778 | XFOB | 23,190 | 03/01/2012 |
| MH5392 | MH MOVE-ON | 0 | 03/01/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1726/1273 | 2/25/2011 | WD | Q | I | 03 | 118,000 |
| GRANTOR: HILL FLORENCE | | | | | | |
| GRANTEE: MCNIEL HERBERT E II | | | | | | |
| 0524/0617 | 8/13/1987 | WD | U | I | | 28,000 |
| GRANTOR: HIGGS JACK H | | | | | | |
| GRANTEE: HILL FLORENCE R | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] 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 | 0940 | SHEDS/PORT | 0 | 0 | 15 | 13 | 195.00 | SF | 30.00 | 30.00 | 100 | 1958 | 1958 | 3 | 20 | 1,170 | |
| 2 | 0751 | UOP | 0 | 0 | 10 | 15 | 150.00 | SF | 10.00 | 10.00 | 100 | 1958 | 1958 | 3 | 20 | 300 | |
| 3 | 0751 | UOP | 0 | 0 | 6 | 13 | 78.00 | SF | 10.00 | 10.00 | 100 | 1958 | 1958 | 3 | 20 | 156 | |
| 5 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 264.00 | SF | 10.00 | 10.00 | 100 | 1989 | 1989 | 3 | 20 | 528 | |
| 6 | 0681 | POLE SHED | 0 | 0 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 1,320 | |
| 7 | 0511 | GARAGE CB- | 0 | 0 | 30 | 10 | 300.00 | SF | 40.00 | 40.00 | 100 | 1958 | 1958 | 3 | 20 | 2,400 | |
| 8 | 0681 | POLE SHED | 0 | 0 | 8 | 8 | 64.00 | SF | 15.00 | 15.00 | 100 | 2011 | 2011 | 3 | 68 | 653 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,527

| 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 | 0005 | OR | 0.00 | 0.00 | 4.50 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 112,500 | | | | | | | |

REVIEW DATE 06/18/2020 BY TWA Total Acres: 4.50 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/02/2023 BY SYS

PARCELS 6-4 & 6-11
PT OF NE1/4 OF SW1/4
IN OR 1726/1273

MCNIEL HERBERT E II & KAREEN N
3076 JANE LANE
HILLIARD, FL 32046

**2023**

**27-2N-23-0000-0006-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

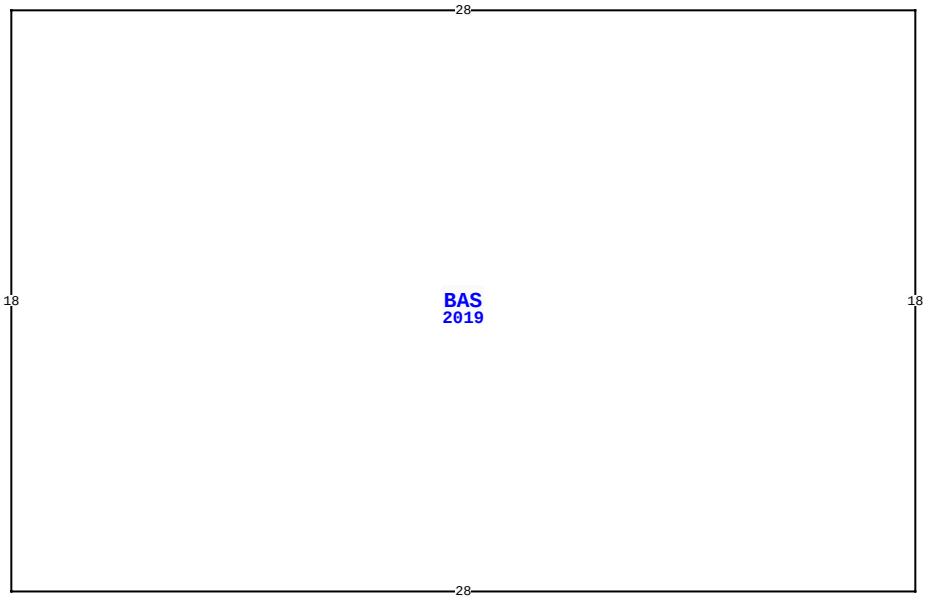
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 504 | 100 | 504 | 9,958 |
| TOTALS | 504 | | 504 | 9,958 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 504 | 58.1900 | 20.37 | 10,266 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES – 0% - 0 Heated Area: 504 HX Base Yr




3076 JANE LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

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| BASE TAXABLE VALUE | 92,786 |
| TOTAL JUST VALUE | 164,366 |
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| PREVIOUS YEAR MKT VALUE | 110,423 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: HILL FLORENCE | | | | | | |
| GRANTEE: MCNIEL HERBERT E II | | | | | | |
| 0524/0617 | 8/13/1987 | WD | U | I | | 28,000 |
| GRANTOR: HIGGS JACK H | | | | | | |
| GRANTEE: HILL FLORENCE R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W28 S18 E28 N18$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/18/2020 BY TWA Total Acres: 4.50 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/02/2023 BY SYS