PT OF SW CORNER OF NE1/4
2012 NOBI DW/MH
IN OR 1777/1265

PRICE HARVEY L
3098 JANE LN
HILLIARD, FL 32046

2023

27-2N-23-0000-0006-0140

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	08	SHT VINYL 90
Interior Floo	14	CARPET 10
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

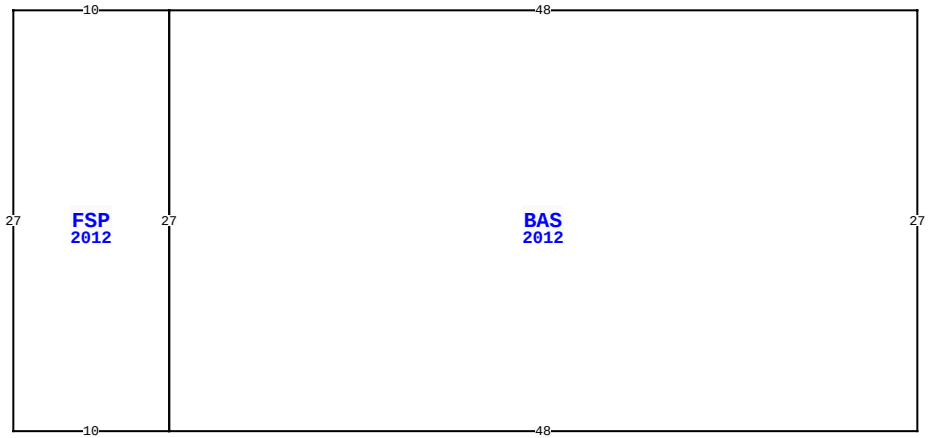
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	74,724
FSP	270	60	162	9,341
TOTALS	1,566		1,458	84,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,458	114.4000	80.08	116,757	2012	2012	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2013 Heated Area: 1296 HX Base Yr 2013



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,065
TOTAL MARKET OB/XF VALUE		20,714
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		134,779
SOH/AGL Deduction		49,455
ASSESSED VALUE		85,324
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		30,324
TOTAL JUST VALUE		134,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25366	ELEC OTHER	0	08/01/2012
C5392	CO ISSUED	0	03/07/2012
E24650	NEW CONSTR	0	02/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1777/1265	1/30/2012	WD	U	V	30	18,700

GRANTOR: MCNEIL HERBERT E & KA
GRANTEE: PRICE HARVEY L & PE

3098 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
1	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2012	2012	3	71	14,910	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2012	2012	3	94	2,444	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	96	3,360	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W48 FSP=[YR=2012] W10 S27 E10 N27$ S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 20,714

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/11/2017 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS