IN OR 1453/1969
EX FRACTIONAL PT OR 720/1234
R433522 & R433523

WILAND MARY JANE
2816 JANE LANE
HILLIARD, FL 32046

2023

27-2N-23-0000-0007-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

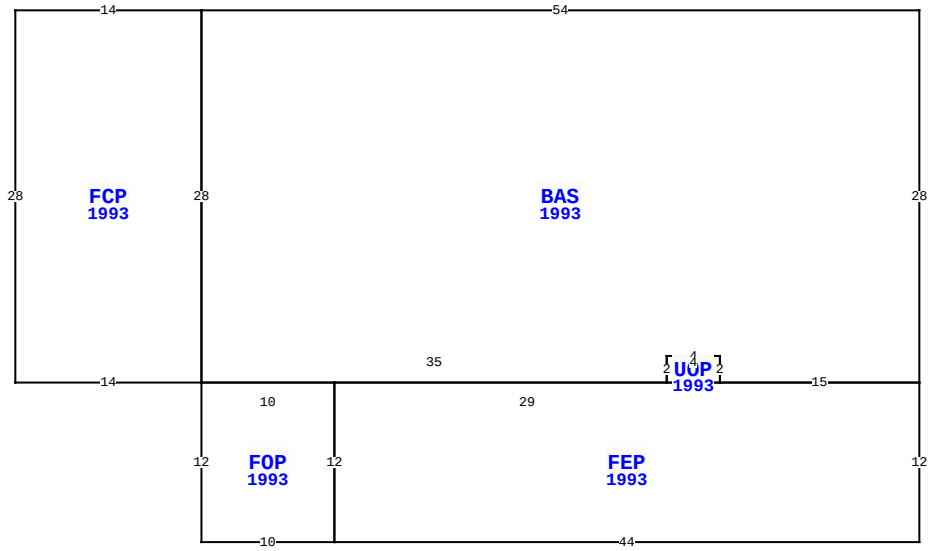
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,504	100	1,504	36,249
FCP	392	25	98	2,362
FEP	528	85	449	10,822
FOP	120	30	36	868
UOP	8	25	2	48
TOTALS	2,552		2,089	50,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,089	123.6000	80.34	167,830	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1953 HX Base Yr



2860 JANE 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	50,349
TOTAL MARKET OB/XF VALUE	20,555
TOTAL LAND VALUE - MARKET	60,900
TOTAL MARKET VALUE	131,804
SOH/AGL Deduction	37,793
ASSESSED VALUE	94,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,011
TOTAL JUST VALUE	131,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93538	XFOB	10,608	11/11/1993
8147	MH MOVE-ON	31,900	04/23/1990
7624	MH MOVE-ON	11,000	01/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/1969	10/23/2006	QC	U	I	06	100
GRANTOR: HETZ KARL T & MARY V						
GRANTEE: WILAND MARY JANE						
1453/1965	10/23/2006	WD	U	I	07	100
GRANTOR: WILAND WALTER R & MAR						
GRANTEE: WILAND WALTER R & M						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0511	GARAGE CB-	0	0	24	26	624.00	SF	40.00	40.00	100	1993	1993	3	68	16,973	
3	0810	CONCRETE A	0	0	12	18	256.00	SF	6.50	6.50	100	1993	1993	3	68	1,132	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 FCP=[YR=1993] W14 S28 E14 FOP=[YR=1993] S12 E10 FEP=[YR=1993] E44 N12 W15 UOP=[YR=1993] N2W4 S2 E4 $ W29 S12$ N12 W10$ N28$ S28 E35 N2 E4 S2 E15 N28$.

LAND DESCRIPTION

TOTAL OB/XF 20,555

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	0005	OR	0.00	0.00	2.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,900							

REVIEW DATE 08/11/2017 BY TWX Total Acres: 2.03 Total Land Value: 60,900 Market: 0 Agricultural: 0 Common: 60,900 PRINTED 08/02/2023 BY SYS