PT OF S1/2 OF SW1/4 EX R/W
IN OR 2241/1955
EX 7-17

MOORE WALTER B
2903 JANE LN
HILLIARD, FL 32046

2023

27-2N-23-0000-0007-0100

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		4 100
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

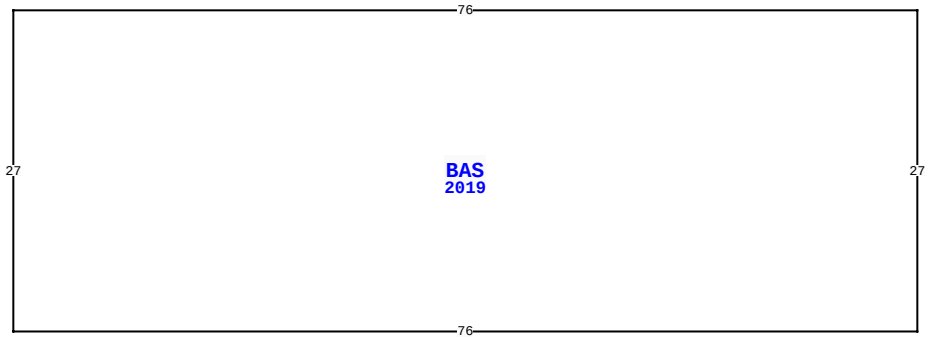
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	33,554
TOTALS	2,052		2,052	33,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0800	02	2,052	116.8000	81.76	167,772	2019	2019	0	0	90	3.00	20.00

1 M/H 94+ – 100% - 2021 Heated Area: 2052 HX Base Yr 2021



2903 JANE LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		33,554
TOTAL MARKET OB/XF VALUE		547
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		122,101
SOH/AGL Deduction		0
ASSESSED VALUE		122,101
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,101
TOTAL JUST VALUE		122,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004009	DEMOLITION	1,200	03/27/2023
19000765	CO ISSUED	0	01/24/2019
18012228	MH MOVE-ON	0	12/17/2018
R12250	REPAIR/RRF	600	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2241/1955	12/06/2018	WD	U	I	37	50,000
GRANTOR: HOLDEN JOSEPH W & PAT						
GRANTEE: MOORE WALTER B & LE						
1882/1551	9/04/2013	WD	U	I	11	100
GRANTOR: GAUVREAU EUGENE						
GRANTEE: GAUVREAU EUGENE L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S27 E76 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	0681	POLE SHED	0	100	9	9	81.00	SF	11.25	11.25	100	2009	2009	3	60	547	

LAND DESCRIPTION

TOTAL OB/XF 547

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	100	0005	OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	25,000.00	25,000.00	88,000							

REVIEW DATE 11/08/2022 BY WW Total Acres: 3.52 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS