PT OF E1/2 OF NE1/4
IN OR 244 PG 78 & OR 1901/1323
R787528 & R787529

SIMMONS DONNA
2820 BARBARA LANE
HILLIARD, FL 32046

2023

33-2N-23-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

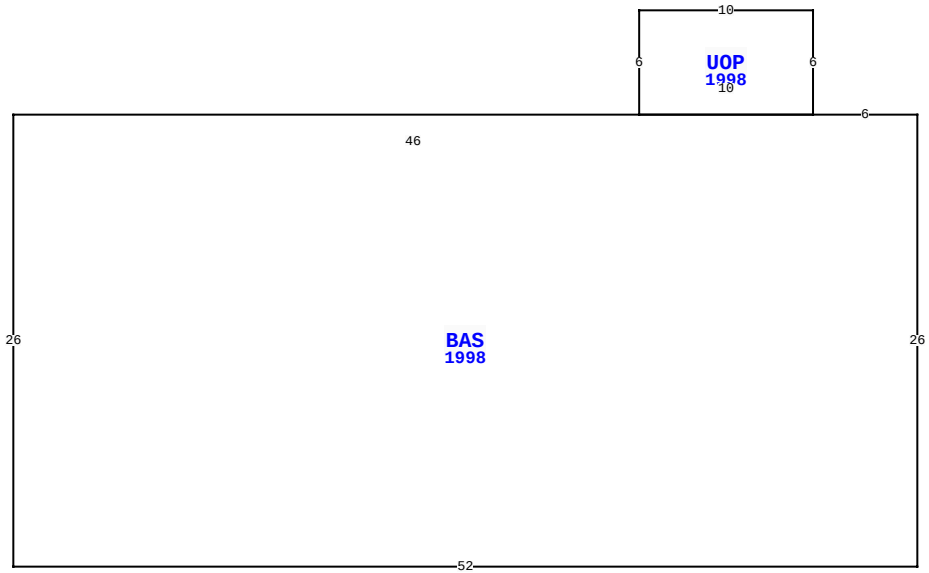
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,352	100	1,352	51,302
UOP	60	25	15	569
TOTALS	1,412		1,367	51,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,367	123.2000	86.24	117,890	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 1352 HX Base Yr



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

2820 BARBARA LN, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,872
TOTAL MARKET OB/XF VALUE		17,394
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		163,766
SOH/AGL Deduction		84,386
ASSESSED VALUE		79,380
TOTAL EXEMPTION VALUE	HX HB WX	50,305
BASE TAXABLE VALUE		29,075
TOTAL JUST VALUE		163,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311671	GARAGE	20,625	09/01/2003
MH00	MH MOVE-ON	0	08/01/2000
MH98	MH MOVE-ON	0	11/01/1998
MH972030	MH MOVE-ON	0	12/01/1997
7324	MH MOVE-ON	15,395	06/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1323	12/22/2013	QC	U	I	11	100
GRANTOR: LEAGUE ROBERT M & FRA						
GRANTEE: SIMMONS ROBERT L &						
0244/0078	7/01/1977	AC	U	I		13,840
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W6 UOP=[YR=1998] N6 W10 S6 E10$ W46 S26 E52 N26$.

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
8	1242	WD DECK A	0	100	7	15	105.00	SF	10.00	10.00	100	1995	1995	3	20	210	
11	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
12	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
13	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	2006	2006	3	48	3,456	
14	0752	USP	0	100	24	10	240.00	SF	15.00	15.00	100	2006	2006	3	48	1,728	

LAND DESCRIPTION

TOTAL OB/XF 17,394

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	3.78	AC		1.00	1.00	1.00	25,000.00	25,000.00	94,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.78 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 08/02/2023 BY SYS