

N 330 FT OF S 1320 FT OF
W1/2 OF NW1/4
IN OR 371/782 & OR 392/425

BRANNEN LYNN W & PATRICIA A
20104 GRANNY LANE
HILLIARD, FL 32046

2024

27-2N-23-0000-0003-0000



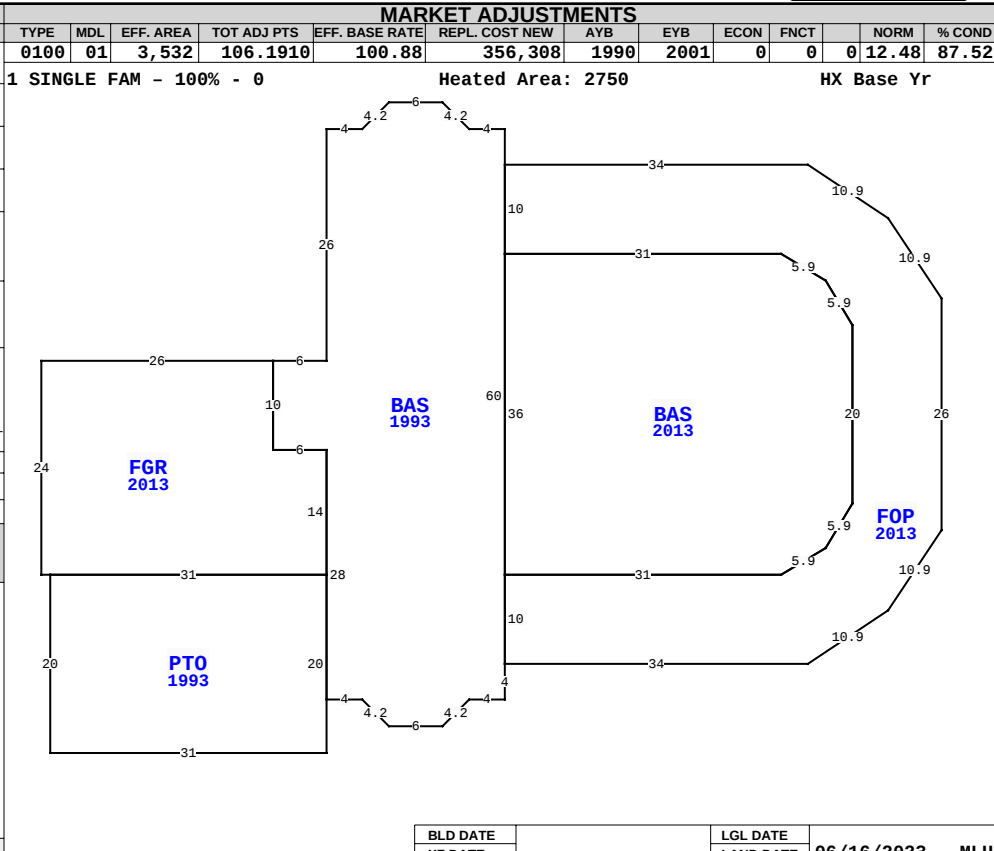
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	08 WD ON PLY 30
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VILE 60
Interior Floor	09 PINE WOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06		
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	1,394	123,077
BAS	1,356	100	1,356	119,721
FGR	708	55	389	34,345
FOP	1,208	30	362	31,961
PTO	620	5	31	2,737
TOTALS	5,286		3,532	311,841

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0200	BARN WD 0 -	0	100	20	31			
2	0200	BARN WD 0 -	0	100	20	27			
3	0751	UOP	0	100	0	0			
4	0680	POLE SHED	0	100	6	12			
5	0500	FP-PRE FAB	0	100	0	0			
6	0681	POLE SHED	0	100	20	10			
7	0350	CARPORT WD	0	100	30	24			
8	0681	POLE SHED	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000115	C	SFR ACRES	100	000



20104 GRANNY LN, HILLIARD										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										06/16/2023		MLU	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		329,197	
TOTAL MARKET OB/XF VALUE		12,218	
TOTAL LAND VALUE - MARKET		152,000	
TOTAL MARKET VALUE		493,415	
SOH/AGL Deduction		249,457	
ASSESSED VALUE		243,958	
TOTAL EXEMPTION VALUE		HX HB SL	243,958
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		493,415	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		479,869	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6507	REMODEL	10,800	06/05/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0392/0425	7/01/1983	WD U	I		
SALE PRICE					7,889
GRANTOR:					
GRANTEE:					
0371/0782	10/01/1982	FS U	I		100
GRANTOR:					
GRANTEE:					

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W4 U3 L3 W6 D3 L3 W4 S26 W6 FGR=[YR=2013] W26 S24 E1 PTO=[YR=1993] S20 E31 N20W31\$ E31 N14 W6 N10\$ S10 E6 S28 E4 D3 R3 E6 U3 R3 E4 N4 FOP=[YR=2013] E34 U6 R9 R5 U9 N26 L6 U9 U6 L9 W34 S10 BAS=[YR=2013] S36 E31 U3 R5 U5 R3 N20 L3 U5 U3 L5 W31\$ E31 D3 R5 D5 R3 S20 D5 L3 L5 D3 W31 S10\$ N60\$.													

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