OR 676 PG 165
EX R/W IN OR 408/2
(EX 3-8)

SNIDER PAM/BRANTLEY BRENDA ET AL
20242 GRANNY LANE
HILLIARD, FL 32046

2024

27-2N-23-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

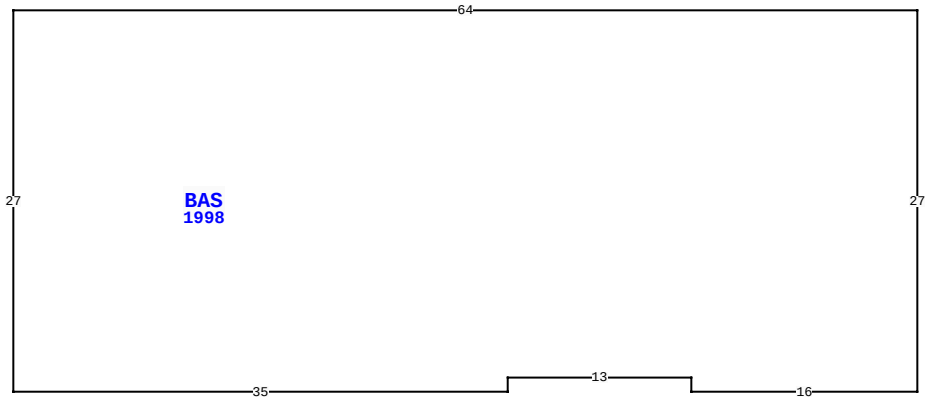
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1,715	63,315
TOTALS	1,715		1,715	63,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,715	117.2000	87.90	150,748	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 2024 Heated Area: 1715 HX Base Yr



20248 GRANNY LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	63,314
TOTAL MARKET OB/XF VALUE	16,640
TOTAL LAND VALUE - MARKET	119,500
TOTAL MARKET VALUE	199,454
SOH/AGL Deduction	0
ASSESSED VALUE	199,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,454
TOTAL JUST VALUE	199,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023799	MH MOVE-ON	0	04/01/2002
MH982233	MH MOVE-ON	0	06/01/1998
8439	MH MOVE-ON	13,874	02/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/1080	3/09/2023	FJ	U	I	11	0
GRANTOR: KIRKLAND NOAH EST						
GRANTEE: SNIDER PAM & BRENDA						
0676/0165	2/26/1993	WD	U	I	01	100
GRANTOR: KIRKLAND & ROWELL						
GRANTEE: KIRKLAND NOAH & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S27 E35 N1 E13 S1 E16 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
1	0940	SHEDS/PORT	0	0	25	16	400.00	SF	20.10	20.10	100	1983	1983	3	20	1,608	
2	0681	POLE SHED	0	0	32	64	2,048.00	SF	15.00	15.00	100	1983	1983	3	20	6,144	
3	0752	USP	0	0	21	16	336.00	SF	15.00	15.00	100	1989	1989	3	20	1,008	
4	0681	POLE SHED	0	0	11	16	176.00	SF	15.00	15.00	100	1993	1993	3	20	528	
5	0681	POLE SHED	0	0	15	25	375.00	SF	15.00	15.00	100	1994	1994	3	20	1,125	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
7	1242	WD DECK A	0	0	18	6	108.00	SF	10.00	10.00	100	2003	2003	3	21	227	

LAND DESCRIPTION

TOTAL OB/XF 16,640

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	4.78	AC		1.00	1.00	1.00	25,000.00	25,000.00	119,500							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.78 Total Land Value: 119,500 Market: 0 Agricultural: 0 Common: 119,500 PRINTED 08/06/2024 BY SYS