PT GOVT LOT 2 OF SEC 27-2N-23E
IN OR 2538/1898

REIDER TONYA M
19977 GRANNY LANE
HILLIARD, FL 32046

2024

27-2N-23-0000-0003-0120

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

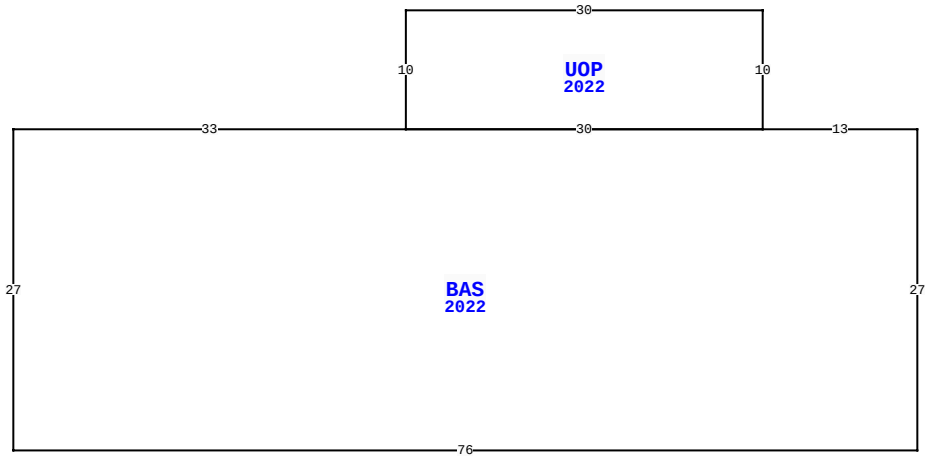
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	193,454
UOP	300	25	75	7,071
TOTALS	2,352		2,127	200,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,127	128.2600	96.20	204,617	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 50% - 2023 Heated Area: 2052 HX Base Yr 2023



19977 GRANNY LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		200,525
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,400
TOTAL MARKET VALUE		274,925
SOH/AGL Deduction		668
ASSESSED VALUE		274,257
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		224,257
TOTAL JUST VALUE		274,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220007883	CO ISSUED	0	05/20/2023
22005343	MH MOVE-ON	0	04/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/338	2/05/2024	QC	U	I	11	100
GRANTOR: REIDER TIMOTHY L						
GRANTEE: REIDER TONYA M						
2538/1898	2/11/2022	WD	Q	V	03	80,000
GRANTOR: CONNER MICHAEL EUGENE						
GRANTEE: REIDER TIMOTHY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W13 W30 W33 S27 E76 N27 $
UOP=[YR=2022;ORIG=-13,0] N10 W30 S10 E30 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR			2.48	AC		1.00	1.00	1.00	30,000.00	30,000.00	74,400							

REVIEW DATE 09/15/2022 BY WW Total Acres: 2.48 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 08/06/2024 BY SYS