



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
---------	--	----------	----

NEIGHBORHOOD/LOC	9001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100	1,541	212,209
FOP	36	30	11	1,515
FOP	204	30	61	8,401
HXB	152	100	152	20,932
HXB	1,342	100	1,342	184,805

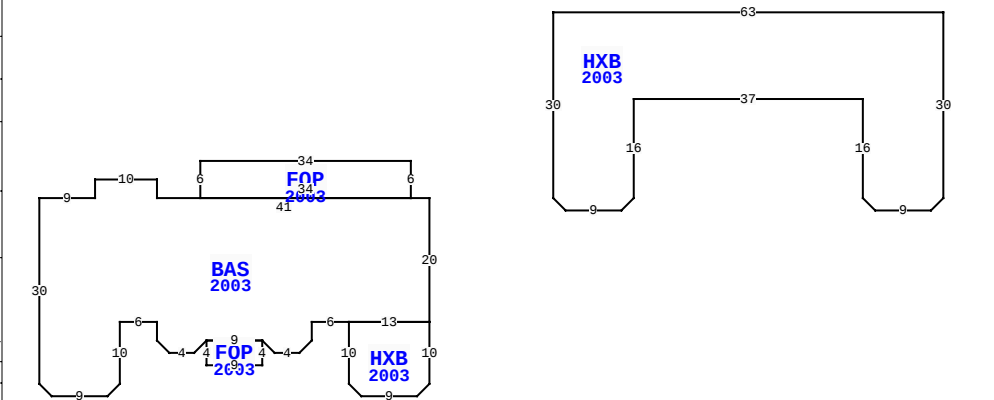
TOTALS	3,275		3,107	427,862
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	
3	0812	CONCRETE C	0	0	0	0	1,020.00	SF	4.00	4.00	
4	0857	SANDSTONE/	0	0	25	2	50.00	SF	16.00	16.00	
5	0810	CONCRETE A	0	0	0	0	443.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.00	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	4.00	AC	

REVIEW DATE	03/31/2020	BY	TWA
-------------	------------	----	-----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,107	122.4106	153.01	475,402	2003	2003	0	0	0	10.00	90.00	
2 SNGL FAM - 48.08% - 2001													
Heated Area: 3035													
HX Base Yr 2001													



2940 JANE LN, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					427,862				
TOTAL MARKET OB/XF VALUE					11,000				
TOTAL LAND VALUE - MARKET					106,000				
TOTAL MARKET VALUE					470,342				
SOH/AGL Deduction					160,708				
ASSESSED VALUE					309,634				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					259,634				
TOTAL JUST VALUE					544,862				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					526,034				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310739	NEW CONSTR	245,000	01/02/2003
MHU95789	MH MOVE-ON	0	02/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2365/0800	5/07/2020	WD U	I	11		100			
GRANTOR: SINGLETON SALLY R & H									
GRANTEE: SINGLETON SALLY R									
2026/1011	1/27/2016	WD U	I	37		2,500			
GRANTOR: SINGLETON SALLY R									
GRANTEE: SINGLETON SALLY R &									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W3 FOP=[YR=2003] N6 W34 S6 E34 \$ W41 N3 W10 S3 W9 S30 R2 D2 E9 U2 R2 N10 E6 S3 R2 D2 E4 U2 R2 FOP=[YR=2003] S4 E9 N4 W9\$ E9 R2 D2 E4 U2 R2 N3 E6 HXB=[YR=2003] S10 R2 D2 E9 U2 R2 N10 W13\$ E13 N20\$ PTR=E20 HXB=[YR=2003] N30 E63 S30 L2 D2 W9 U2 L2 N16 W37 S16 L2 D2 W9 U2 L2 \$ W20\$.									

TOTAL OB/XF													
11,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.00	AC		1.00	1.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	4.00	AC		1.00	1.00

Market:	76,000	Agricultural:	1,480	Common:	30,000
---------	--------	---------------	-------	---------	--------