

PT OF NE1/4 OF SW1/4
PARCELS 6-6 & 6-7
IN OR 2193/1522

RESTER KENNETH & LESLEY
3024 JANE LANE
HILLIARD, FL 32046

2024

27-2N-23-0000-0006-0060



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	810	100	810	89,080
FOP	192	30	58	6,379
FOP	80	30	24	2,639
FUS	810	100	810	89,080
TOTALS	1,892		1,702	187,177

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	1989	1989	3	20

LAND DESCRIPTION														
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	TOT ADJ
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,702	102.6000	128.25	218,282	1989	1994	0	0	0	14.25	85.75

1 SNGL FAM - 100% - 2019 Heated Area: 1620 HX Base Yr 2019

BAS 1993

FOP 2017

FUS 1993

BLD DATE	03/03/2023	NW	LGL DATE	06/16/2023	MLU
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TOTAL OB/XF														
579														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			187,177
TOTAL MARKET OB/XF VALUE			579
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			287,756
SOH/AGL Deduction			111,562
ASSESSED VALUE			176,194
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			126,194
TOTAL JUST VALUE			287,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008003	REPAIR/RRF	6,540	12/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1522	4/20/2018	WD	Q	I	01	215,000
GRANTOR: ARNOLD TROY A & DOROT						
GRANTEE: RESTER KENNETH & LE						
0680/1015	5/10/1993	WD	Q	I		79,900
GRANTOR: BRADBURY PHYLLIS D						
GRANTEE: ARNOLD TROY &DOROTH						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FOP=[YR=2017] W8 BAS=[YR=1993] W30 S14 FOP=[YR=1993] W6 S18E20 N6 W14 N12\$ S12 E17 D3 R3 E7 U3 R3 N26\$ S10 E8 N10\$ PTR=E15 FUS=[YR=1993] E30 S26 L3 D3 W7 U3 L3 W17 N26\$ W15\$.														

Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS