IN OR 2693/1201
UTIL ESMT IN OR 2402-74

CREECH JERIMIAH DEAN & NAVA KAZDOY
2707 JANE LN
HILLIARD, FL 32046

2024

27-2N-23-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

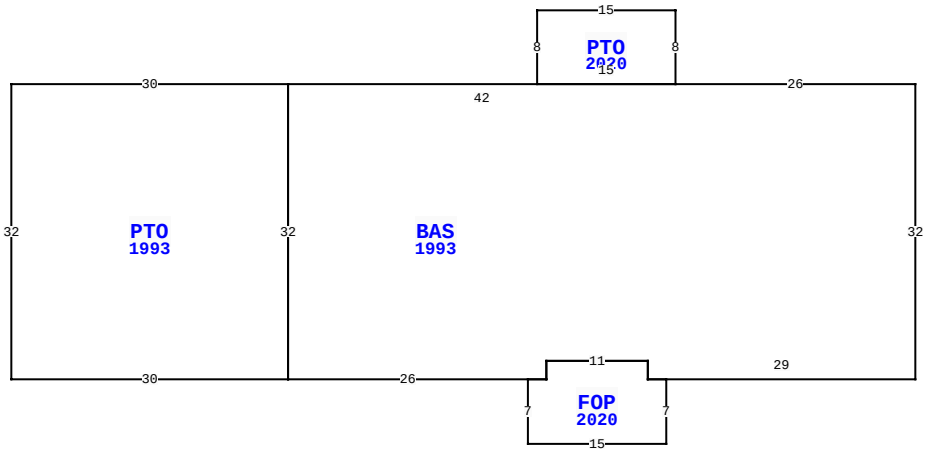
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,154	100	2,154	245,213
FOP	127	30	38	4,326
PTO	960	5	48	5,465
PTO	120	5	6	683
TOTALS	3,361		2,246	255,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,246	94.3740	117.97	264,961	1978	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2022 Heated Area: 2154 HX Base Yr 2022



2707 JANE 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		255,687
TOTAL MARKET OB/XF VALUE		25,988
TOTAL LAND VALUE - MARKET		116,000
TOTAL MARKET VALUE		397,675
SOH/AGL Deduction		67,606
ASSESSED VALUE		330,069
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,069
TOTAL JUST VALUE		397,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006599	GLASS ENCL WITH P	6,420	06/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2693/1201	2/08/2024	WD	Q	I	01	465,000
GRANTOR: MCDANIEL JOSHUA P & M						
GRANTEE: CREECH JERIMIAH DEA						
2445/1046	3/17/2021	WD	Q	I	01	340,000
GRANTOR: ZANDER ERIC S						
GRANTEE: MCDANIEL JOSHUA P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 PTO=[YR=2020] N8 W15 S8 E15$ W42
PTO=[YR=1993] W30 S32 E30 N32$ S32 E26 FOP=[YR=2020] S7 E15
N7 W2 N2 W11 S2 W2$ E2 N2 E11 S2 E29 N32$.

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	0510	GARAGE WD-	0	100	0	0	1,320.00	SF	35.00	35.00	100	1980	1980	3	20	9,240	
2	0680	POLE SHED	0	100	39	40	1,560.00	SF	10.00	10.00	100	1986	1986	3	20	3,120	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 25,988

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	000100	C	SFR	100	0005	OR	0.00	0.00	4.64	AC		1.00	1.00	1.00	25,000.00	25,000.00	116,000							

REVIEW DATE 12/10/2020 BY TWA Total Acres: 4.64 Total Land Value: 116,000 Market: 0 Agricultural: 0 Common: 116,000 PRINTED 08/06/2024 BY SYS