PT OF S1/2 OF SW1/4 EX R/W
IN OR 2241/1955
EX 7-17

MOORE WALTER B
2903 JANE LN
HILLIARD, FL 32046

2024

27-2N-23-0000-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

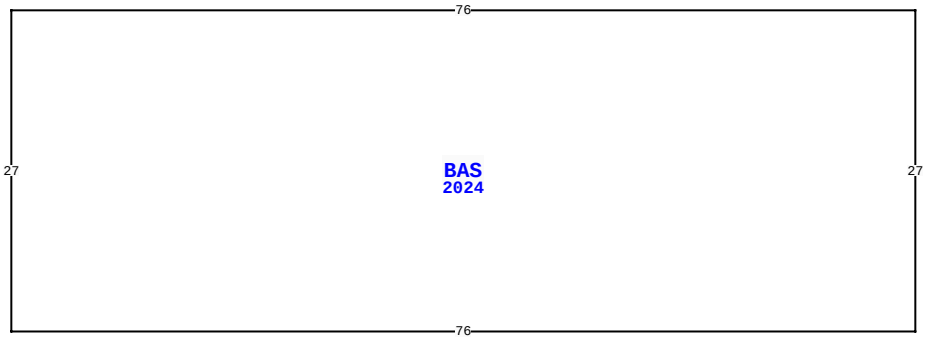
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 70
Interior Floo	01	NONE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	11,852
TOTALS	2,052		2,052	11,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0800	02	2,052	38.5000	28.88	59,262	2019	2019	0	0	90	5.00	20.00

1 M/H 94+ – 100% - 2021 Heated Area: 2052 HX Base Yr 2021



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		11,852
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		99,852
SOH/AGL Deduction		8,189
ASSESSED VALUE		91,663
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,663
TOTAL JUST VALUE		99,852
NCON VALUE		12,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004009	DEMOLITION	1,200	03/27/2023
19000765	CO ISSUED	0	01/24/2019
18012228	MH MOVE-ON	0	12/17/2018
R12250	REPAIR/RRF	600	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2241/1955	12/06/2018	WD	U	I	37	50,000
GRANTOR: HOLDEN JOSEPH W & PAT						
GRANTEE: MOORE WALTER B & LE						
1882/1551	9/04/2013	WD	U	I	11	100
GRANTOR: GAUVREAU EUGENE						
GRANTEE: GAUVREAU EUGENE L/E						

2903 JANE LN, HILLIARD

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,0] S27 E76 N27 W76 $
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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	0005	OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	25,000.00	25,000.00	88,000							

REVIEW DATE 04/24/2023 BY WW Total Acres: 3.52 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/06/2024 BY SYS