PT OF E1/2 OF NE1/4
IN OR 1872/1237

ABERCROMBIE SCHERBELL JACKSON
2732 BARBARA LANE
HILLIARD, FL 32046

2024

33-2N-23-0000-0001-0050

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

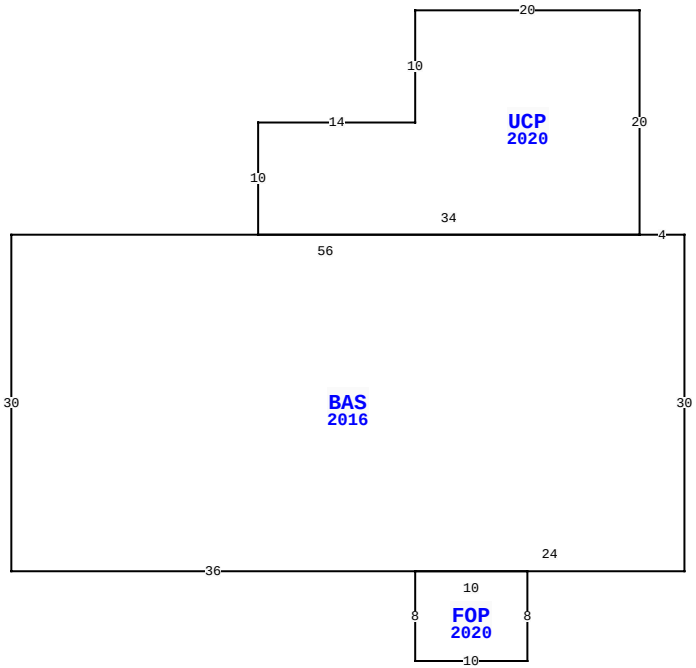
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	126,576
FOP	80	30	24	1,688
UCP	540	20	108	7,594
TOTALS	2,420		1,932	135,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,932	117.2000	87.90	169,823	2015	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2001 Heated Area: 1800 HX Base Yr 2001



2732 BARBARA LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,858
TOTAL MARKET OB/XF VALUE		4,372
TOTAL LAND VALUE - MARKET		68,700
TOTAL MARKET VALUE		208,930
SOH/AGL Deduction		88,589
ASSESSED VALUE		120,341
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,341
TOTAL JUST VALUE		208,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155699	CO ISSUED	0	01/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1872/1237	8/13/2013	QC	U	I	11	100
GRANTOR: JACKSON SCHERBELL P						
GRANTEE: ABERCROMBIE SCHERBE						
0869/0379	2/24/1999	QC	U	V	01	100
GRANTOR: TURNER DANIEL L & KAR						
GRANTEE: JACKSON SCHERBELL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 UCP=[YR=2020] N20 W20 S10 W14 S10 E34$ W56 S30 E36 FOP=[YR=2020] S8 E10 N8 W10$ E24 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2002	2002	3	82	2,132	

LAND DESCRIPTION

TOTAL OB/XF 4,372

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.29	AC		1.00	1.00	1.00	30,000.00	30,000.00	68,700							

REVIEW DATE 10/13/2020 BY TWA Total Acres: 2.29 Total Land Value: 68,700 Market: 0 Agricultural: 0 Common: 68,700 PRINTED 08/06/2024 BY SYS