

PT OF E1/2 OF NE1/4
PARCELS 1-10 & 1-11 & 1-21
IN OR 528/256

GREEN VIRGINIA
2574 BARBARA LANE
HILLIARD, FL 32046-5604

2024

33-2N-23-0000-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	07	CORK/VTILE 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	123,573
FOP	60	30	18	1,224
UCP	576	20	115	7,817
UOP	324	20	65	4,418

TOTALS	2,778		2,016	137,031
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	24	26	624.00	SF	40.00	40.00	100	1989
2	0811	CONCRETE B	0 100	0	0	478.00	SF	5.20	5.20	100	1988
3	0811	CONCRETE B	0 100	0	0	666.00	SF	3.17	3.17	100	1908

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	3.00	AC	
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	2.00	AC	
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.30	AC	
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.30	AC	

REVIEW DATE	03/31/2020	BY	TWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,016	105.8400	100.55	202,709	1975	1975	0	0	0	32.40	67.60	
1 SINGLE FAM - 100% - 0													
Heated Area: 1818													
HX Base Yr													

2574 BARBARA LN, HILLIARD	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			06/13/2023	MLU

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	OB/XF MKT VALUE	NOTES
1	0511	GARAGE CB-	0 100	24	26	624.00	SF	40.00	40.00	100	1989	1989	3	57	14,227	
2	0811	CONCRETE B	0 100	0	0	478.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,355	
3	0811	CONCRETE B	0 100	0	0	666.00	SF	3.17	3.17	100	1908	1908	3	20	423	

TOTAL OB/XF															
16,005															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	555.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.30	AC		1.00	1.00	1.00	190.00
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.30	AC		1.00	1.00	1.00	19,000.00

Total Acres: 10.30	Total Land Value: 33,037	Market: 176,700	Agricultural: 3,037	Common: 30,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		137,031	
TOTAL MARKET OB/XF VALUE		16,005	
TOTAL LAND VALUE - MARKET		206,700	
TOTAL MARKET VALUE		186,073	
SOH/AGL Deduction		79,903	
ASSESSED VALUE		106,170	
TOTAL EXEMPTION VALUE		HX HB DX	
BASE TAXABLE VALUE		51,170	
TOTAL JUST VALUE		359,736	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94542	MH MOVE-ON	26,900	06/01/1994
MH94541	MH MOVE-ON	25,000	06/01/1994
5701	GARAGE	10,608	05/04/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0528/0256	10/06/1987	WD	U	I		100	
GRANTOR: LEAGUE FRANK ET AL							
GRANTEE: GREEN AVERY JR & V							
0163/0542	1/01/1974	AD	U	V		1,200	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															
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BUILDING DIMENSIONS															
UCP=[YR=2006] W24 BAS=[YR=1993] N13 UOP=[YR=2006] N12 W27 S12 E27\$ W36 S12 W13 S25 E14 S7 E1 FOP=[YR=1993] S6 E10 N6 W10\$ E22 N7 E12 N24\$ S24 E24 N24\$.															