

FOWLER KATRINA & STEVEN
2803 BARBARA LANE
HILLIARD, FL 32046

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

30VINYL 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 90

08SHT VINYL 10

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

05Quality Level 05

0200MOBILE HOME

MKT AREA09

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5121001,51267,213

TOTALS1,5121,51267,213

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199819983812,835

20510GARAGE WD-01001825450.00SF35.0035.00100200820083528,190

30810CONCRETE A01002618468.00SF6.506.50100201920193982,981

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

1000102CSFR/MH1000005OR0.000.001.60AC1.001.001.0030,000.0030,000.0048,000

REVIEW DATE09/30/2020BYTWATotal Acres: 1.60Total Land Value: 48,000Market: 0Agricultural: 0Common: 48,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0800021,512141.1200105.84160,030199819980058.0042.00

Heated Area: 1512HX Base Yr 2018

BAS2001

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE67,213

TOTAL MARKET OB/XF VALUE14,006

TOTAL LAND VALUE - MARKET48,000

TOTAL MARKET VALUE129,219

SOH/AGL Deduction55,117

ASSESSED VALUE74,102

TOTAL EXEMPTION VALUEHX HB49,102

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE129,219

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE128,453

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2145/19018/31/2017WDQI0190,000

GRANTOR: MOORE MASON & ADRIANN

GRANTEE: FOWLER KATRINA & ST

1860/10666/06/2013WDQI0282,000

GRANTOR: HIGGINBOTHAM TONY C &

GRANTEE: MOORE MASON & ADRIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S27 E56 N27\$.