BLK 183 LOTS 1,2,3,18 TO 24
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

CALHOUN JEAN P L/E/
P O BOX 5
HILLIARD, FL 32046-0005

2025

08-3N-24-2380-0183-0010

BUILDING CHARACTERISTICS

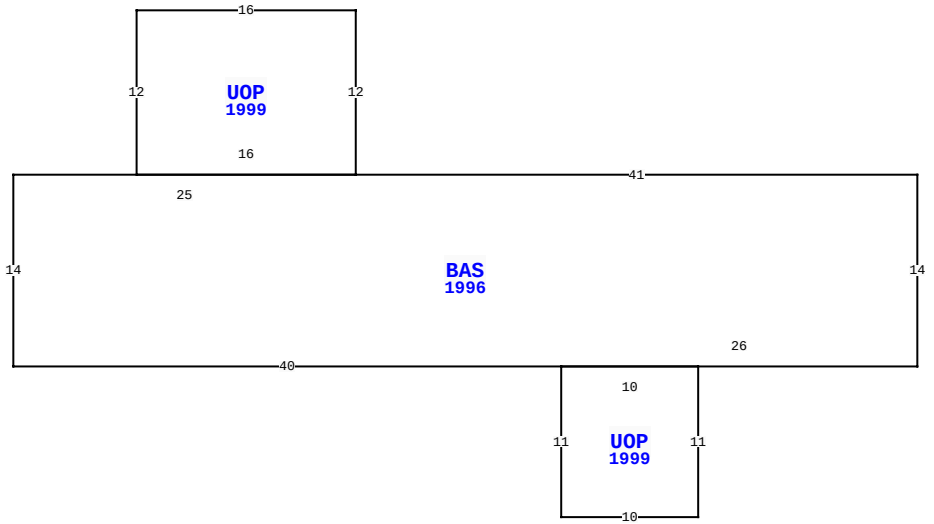
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1996	924	21,954
UOP	110	25	1999	28	665
UOP	192	25	1999	48	1,141
TOTALS	1,226			1,000	23,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,000	99.0000	79.20	79,200	1993	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



27056 MICHAEL LN, HILLIARD

BLD DATE	07/20/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,903
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	39,062
TOTAL MARKET VALUE	125,565
SOH/AGL Deduction	6,611
ASSESSED VALUE	118,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,954
TOTAL JUST VALUE	125,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0004045	MH MOVE-ON	0	04/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/915	4/30/2025	LE	U	I	11	100
GRANTOR: CALHOUN JEAN PATRICIA						
GRANTEE: CALHOUN JEAN PATRIC						
0476/0778	12/01/1985	WD	U	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W41 UOP=[YR=1999] N12 W16 S12 E16$ W25 S14 E40
UOP=[YR=1999] S11 E10 N11 W10$ E26 N14$.

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	2810	MH SPACE	0	0	0	0	4.00	SF	2,400.00	2,400.00	100	0	0	3	100	9,600	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	000200	C	MBL HM SUB	0	0004	CN -	250.00	125.00	31,250.00	SF		1.00	1.00	1.00	1.25	1.25	39,062							

REVIEW DATE 06/08/2021 BY TWA Total Acres: 0.00 Total Land Value: 39,062 Market: 0 Agricultural: 0 Common: 39,062 PRINTED 07/30/2025 BY SYS

BLK 183 LOTS 1,2,3,18 TO 24
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

CALHOUN JEAN P L/E/
P O BOX 5
HILLIARD, FL 32046-0005

2025

08-3N-24-2380-0183-0010

BUILDING CHARACTERISTICS

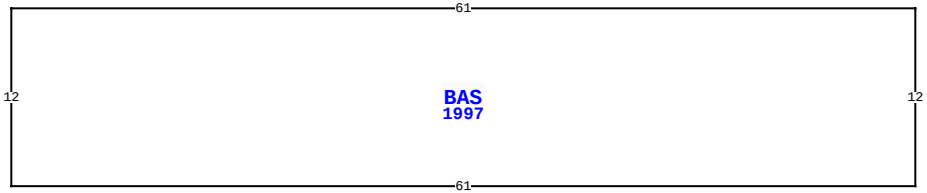
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	1997	732	14,933
TOTALS	732			732	14,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	85.0000	68.00	49,776	1975	1975	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



27056 MICHAEL LN, HILLIARD

BLD DATE	07/20/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

PAGE 2 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,903
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	39,062
TOTAL MARKET VALUE	125,565
SOH/AGL Deduction	6,611
ASSESSED VALUE	118,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,954
TOTAL JUST VALUE	125,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/915	4/30/2025	LE	U	I	11	100
GRANTOR: CALHOUN JEAN PATRICIA						
GRANTEE: CALHOUN JEAN PATRIC						
0476/0778	12/01/1985	WD	U	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W61 S12 E61 N12 $.

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

REVIEW DATE 06/08/2021 BY TWA Total Acres: 0.00 Total Land Value: 39,062 Market: 0 Agricultural: 0 Common: 39,062 PRINTED 07/30/2025 BY SYS

BLK 183 LOTS 1,2,3,18 TO 24
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

CALHOUN JEAN P L/E/
P O BOX 5
HILLIARD, FL 32046-0005

2025

08-3N-24-2380-0183-0010

BUILDING CHARACTERISTICS

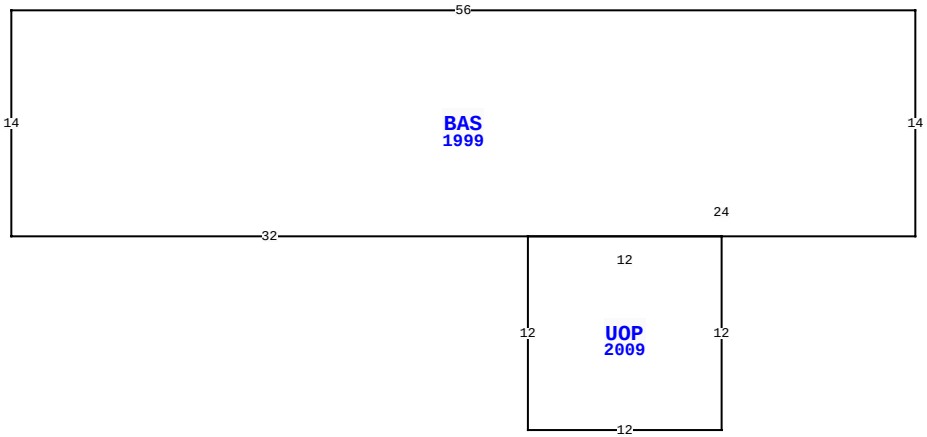
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1999	784	17,988
UOP	144	25	2009	36	826
TOTALS	928			820	18,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	820	95.6000	76.48	62,714	1984	1984	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



27056 MICHAEL LN, HILLIARD

BLD DATE	07/20/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,903
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	39,062
TOTAL MARKET VALUE	125,565
SOH/AGL Deduction	6,611
ASSESSED VALUE	118,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,954
TOTAL JUST VALUE	125,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/915	4/30/2025	LE	U	I	11	100
GRANTOR: CALHOUN JEAN PATRICIA						
GRANTEE: CALHOUN JEAN PATRIC						
0476/0778	12/01/1985	WD	U	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S14 E32 UOP=[YR=2009] S12 E12 N12 W12$ E24 N14$.

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

REVIEW DATE 06/08/2021 BY TWA Total Acres: 0.00 Total Land Value: 39,062 Market: 0 Agricultural: 0 Common: 39,062 PRINTED 07/30/2025 BY SYS

BLK 183 LOTS 1,2,3,18 TO 24
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

CALHOUN JEAN P L/E/
P O BOX 5
HILLIARD, FL 32046-0005

2025

08-3N-24-2380-0183-0010

BUILDING CHARACTERISTICS

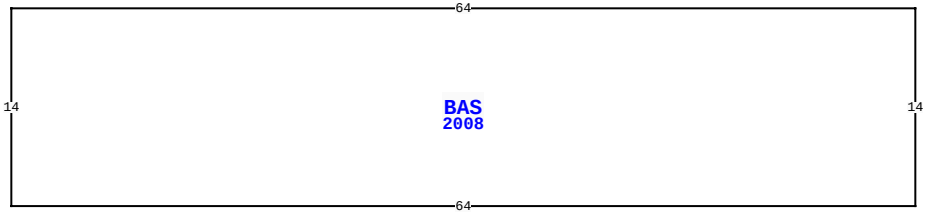
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2008	896	19,397
TOTALS	896			896	19,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	896	90.2000	72.16	64,655	1985	1985	0	0	0	70.00	30.00

5 M/H 93- – 0% - 0 Heated Area: 896 HX Base Yr



27056 MICHAEL LN, HILLIARD

BLD DATE	07/20/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,903
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	39,062
TOTAL MARKET VALUE	125,565
SOH/AGL Deduction	6,611
ASSESSED VALUE	118,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,954
TOTAL JUST VALUE	125,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/915	4/30/2025	LE	U	I	11	100
GRANTOR: CALHOUN JEAN PATRICIA						
GRANTEE: CALHOUN JEAN PATRIC						
0476/0778	12/01/1985	WD	U	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W64 S14 E64 N14$.

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

REVIEW DATE 06/08/2021 BY TWA Total Acres: 0.00 Total Land Value: 39,062 Market: 0 Agricultural: 0 Common: 39,062 PRINTED 07/30/2025 BY SYS