PT OF NW1/4 OF SW1/4
IN OR 2295/469
ESMT OR 1114/1773

BRYANT JAMES
22600 FORTRESS LANE
HILLIARD, FL 32046

2025

10-2N-23-0000-0015-0270

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

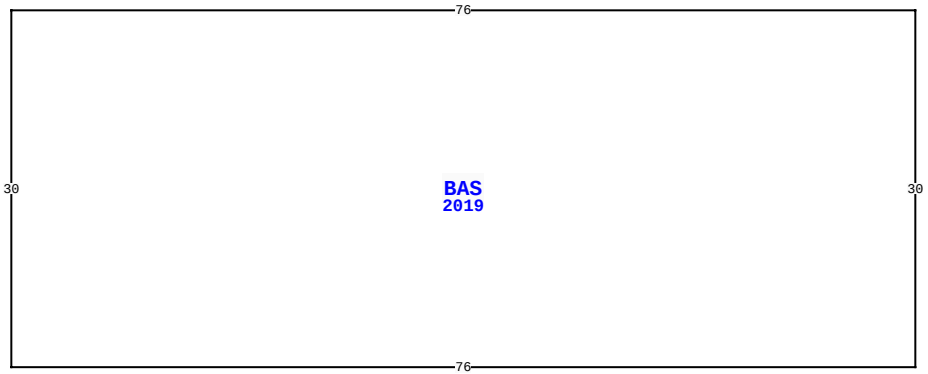
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2019	2,280	210,513
TOTALS	2,280			2,280	210,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	99.28	226,358	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



22600 FORTRESS LN, HILLIARD

BLD DATE	01/24/2008 JH	LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		232,279
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,250
TOTAL MARKET VALUE		293,529
SOH/AGL Deduction		87,632
ASSESSED VALUE		205,897
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,175
TOTAL JUST VALUE		293,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013015	GARAGE	31,428	08/24/2022
19010547	CO ISSUED	0	10/07/2019
E20363	ELEC OTHER	0	01/01/2008
B10784	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2295/0469	7/31/2019	WD	Q	I	01	45,000
GRANTOR: GILBY STEVEN L						
GRANTEE: BRYANT JAMES						
1638/1275	8/27/2009	WD	Q	I	01	24,500
GRANTOR: HEMMING GUST A & MONI						
GRANTEE: GILBY STEVEN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 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

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	000100	C	RES	100	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	0.70	35,000.00	24,500.00	61,250							

REVIEW DATE 06/27/2023 BY WWX Total Acres: 2.50 Total Land Value: 61,250 Market: 0 Agricultural: 0 Common: 61,250 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 OF SW1/4
IN OR 2295/469
ESMT OR 1114/1773

BRYANT JAMES
22600 FORTRESS LANE
HILLIARD, FL 32046

2025

10-2N-23-0000-0015-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06

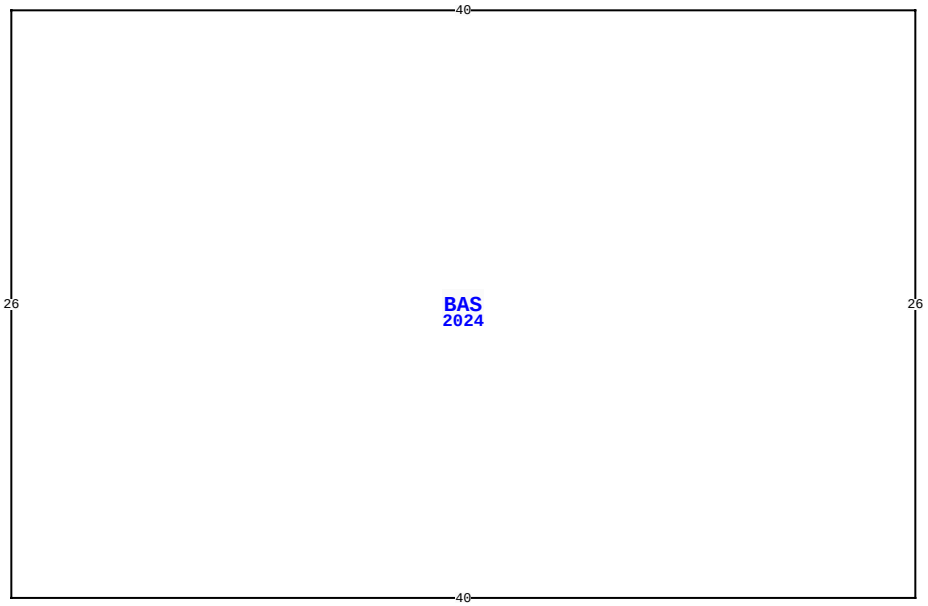
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2024	1,040	21,766
TOTALS	1,040			1,040	21,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	21.14	21,986	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1040 HX Base Yr 2020



22600 FORTRESS LN, HILLIARD

BLD DATE	01/24/2008	JH	LGL DATE	05/07/2025	MLU
XF DATE			LAND DATE		
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: GILBY STEVEN L						
GRANTEE: BRYANT JAMES						
1638/1275	8/27/2009	WD	Q	I	01	24,500
GRANTOR: HEMMING GUST A & MONI						
GRANTEE: GILBY STEVEN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] E40 S26 W40 N26 $
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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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/27/2023 BY WWX Total Acres: 2.50 Total Land Value: 61,250 Market: 0 Agricultural: 0 Common: 61,250 PRINTED 07/30/2025 BY SYS