SW1/4 OF SE1/4 OF
SEC 22-4N-23E IN OR 2169/1525
& ESMT IN OR 1442/1220 (EX PT

LLOYD JARED
17107 BRUSH CREEK LANE
HILLIARD, FL 32046

2025

22-4N-23-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

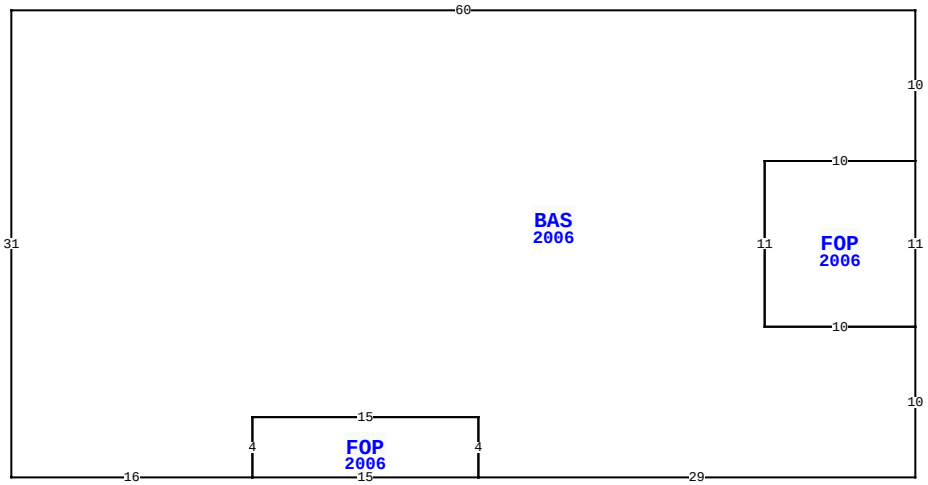
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	2006	1,690	87,546
FOP	60	30	2006	18	932
FOP	110	30	2006	33	1,709
TOTALS	1,860			1,741	90,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,741	117.2000	99.62	173,438	2004	2004	0	0	0	48.00	52.00

2 M/H 94+ – 0% - 0 Heated Area: 1690 HX Base Yr



17107 BRUSH CREEK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,188
TOTAL MARKET OB/XF VALUE	3,115
TOTAL LAND VALUE - MARKET	92,050
TOTAL MARKET VALUE	185,353
SOH/AGL Deduction	22,267
ASSESSED VALUE	163,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,086
TOTAL JUST VALUE	185,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4604	NEW CONSTR	0	06/30/2005
E0514902	ELEC OTHER	0	05/01/2005
M0509682	H/AC	0	05/01/2005
P0509495	OTHER	0	05/01/2005
8069	NEW CONSTR	176,000	05/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2169/1525	1/03/2018	FJ	U	I	11	0

GRANTOR: LLOYD MELTON B EST

GRANTEE: LLOYD BARBARA L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W60 S31 E16 FOP=[YR=2006] E15 N4 W15 S4$ N4 E15 S4 E29 N10 FOP=[YR=2006] N11 W10 S11 E10$ W10 N11 E10 N10$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	0	0005	OR	0.00	0.00	2.63	AC		1.00	1.00	1.00	35,000.00	35,000.00	92,050							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.63 Total Land Value: 92,050 Market: 0 Agricultural: 0 Common: 92,050 PRINTED 07/30/2025 BY SYS