PT SW1/4 OF SE1/4 OF
SEC 27-2N-23E IN OR 2032/1023
(EX OR 2032/1013)

LASH MICHAEL KEITH
3183 JANE LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

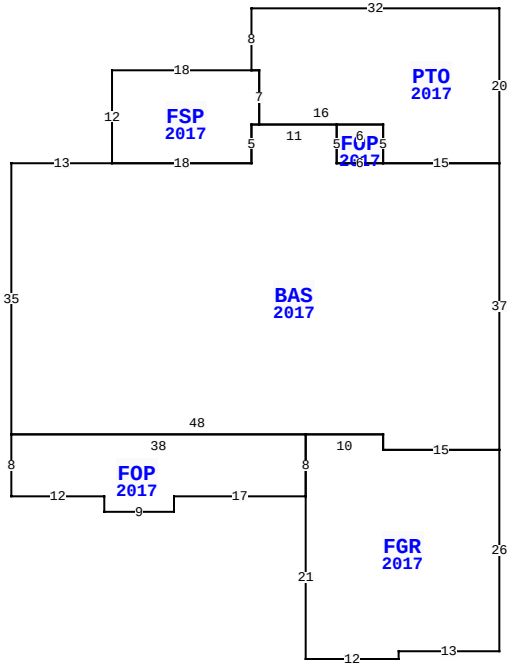
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	2,290	100	2017	2,290	339,015
FGR	682	55	2017	375	55,516
FOP	30	30	2017	9	1,333
FOP	322	30	2017	97	14,360
FSP	223	40	2017	89	13,176
PTO	548	5	2017	27	3,997
TOTALS	4,095			2,887	427,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,887	115.6200	152.62	440,614	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2290 HX Base Yr 2018



3183 JANE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		467,906
TOTAL MARKET OB/XF VALUE		42,002
TOTAL LAND VALUE - MARKET		150,300
TOTAL MARKET VALUE		556,997
SOH/AGL Deduction		234,984
ASSESSED VALUE		322,013
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,291
TOTAL JUST VALUE		660,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633484	NEW CONSTR	311,743	11/30/2016
B1633485	GARAGE	80,334	11/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2032/1023	3/04/2016	WD	U	V	37	31,400
GRANTOR: OCEAN'S EIGHT CREATIV						
GRANTEE: LASH MICHAEL KEITH						
2031/1666	3/03/2016	QC	U	V	11	100
GRANTOR: SHEFFIELD J HOWARD						
GRANTEE: OCEAN'S EIGHT CREAT						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W32 S8 FSP=[YR=2017] W18 S12 BAS=[YR=2017] W13 S35 FOP=[YR=2017] S8 E12 S2 E9 N2 E17 FGR=[YR=2017] S21 E12 N1 E13 N26 W15 N2 W10 S8$ N8 W38$ E48 S2 E15 N37 W15 FOP=[YR=2017] N5 W6 S5 E6$ W6 N5 W11 S5 W18$ E18 N5 E1 N7 W1$ E1 S7 E16 S5 E15 N20$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
2	0812	CONCRETE C	0	100	0	0	10,054.00	SF	4.00	4.00	100	2017	2017	3	96	38,607	

LAND DESCRIPTION

TOTAL OB/XF 42,002

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	2.51	AC		1.00	1.00	1.00	685.00	685.00	1,719							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	370.00	370.00	370							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.51	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,300							

REVIEW DATE 03/08/2022 BY TWA Total Acres: 4.51 Total Land Value: 47,089 Market: 105,300 Agricultural: 2,089 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT SW1/4 OF SE1/4 OF
SEC 27-2N-23E IN OR 2032/1023
(EX OR 2032/1013)

LASH MICHAEL KEITH
3183 JANE LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0001-0140

NASSAU COUNTY PROPERTY

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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

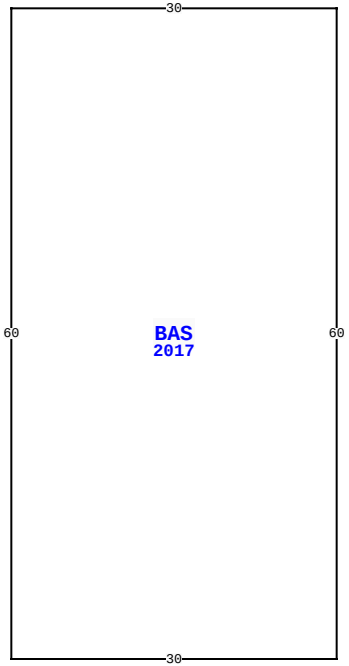
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2017	1,800	40,510
TOTALS	1,800			1,800	40,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	1,800	52.9000	19.57	35,226	2017	2017	0	0	115	7.00	115.00

2 GARAGE RES – 100% - 2018 Heated Area: 1800 HX Base Yr 2018



3183 JANE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		467,906
TOTAL MARKET OB/XF VALUE		42,002
TOTAL LAND VALUE - MARKET		150,300
TOTAL MARKET VALUE		556,997
SOH/AGL Deduction		234,984
ASSESSED VALUE		322,013
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,291
TOTAL JUST VALUE		660,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2032/1023	3/04/2016	WD	U	V	37	31,400
GRANTOR: OCEAN'S EIGHT CREATIV						
GRANTEE: LASH MICHAEL KEITH						
2031/1666	3/03/2016	QC	U	V	11	100
GRANTOR: SHEFFIELD J HOWARD						
GRANTEE: OCEAN'S EIGHT CREAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 S60 E30 N60$.

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 03/08/2022 BY TWA Total Acres: 4.51 Total Land Value: 47,089 Market: 105,300 Agricultural: 2,089 Common: 45,000 PRINTED 07/30/2025 BY SYS