PT OF SE1/4 OF SEC 27-2N-23E
IN OR 2222/1615
(EX OR 2084/627)

NORSTREM KENNETH C & KELLI A
3166 JANE LN
HILLIARD, FL 32046

2025

27-2N-23-0000-0001-0180

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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

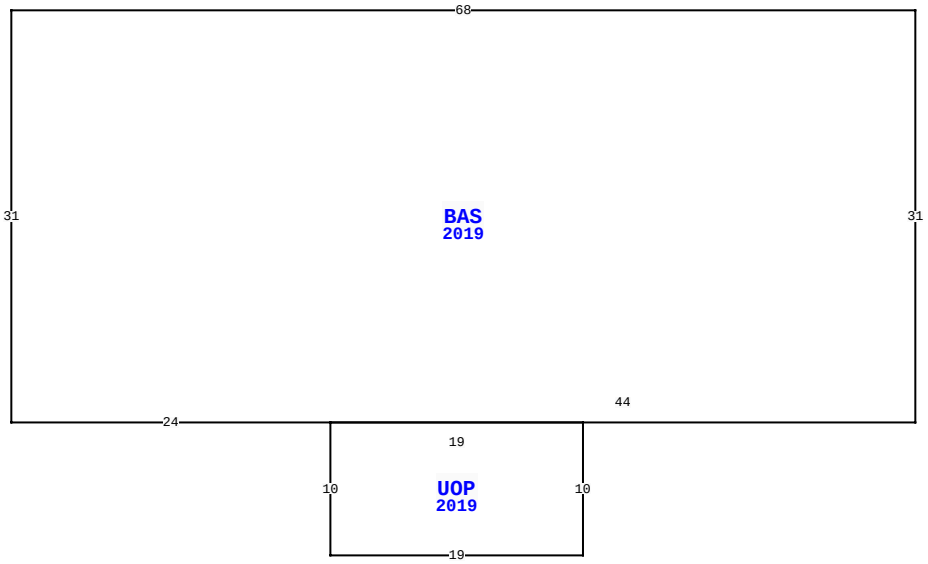
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2019	2,108	217,926
UOP	190	20	2019	38	3,929
TOTALS	2,298			2,146	221,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,146	117.2080	105.49	226,382	2019	2019	0	0	0	2.00	98.00

1 SFR MODULR – 100% - 2020 Heated Area: 2108 HX Base Yr 2020



3166 JANE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		246,999
TOTAL MARKET OB/XF VALUE		6,588
TOTAL LAND VALUE - MARKET		198,705
TOTAL MARKET VALUE		452,292
SOH/AGL Deduction		197,788
ASSESSED VALUE		254,504
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,782
TOTAL JUST VALUE		452,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001698	CO ISSUED	0	02/21/2019
19009174	CO ISSUED	0	02/21/2019
19000348	GARAGE	62,140	01/14/2019
18012220	MODULAR HM	0	12/17/2018
18002754	GARAGE	0	04/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/1615	9/11/2018	WD	Q	V	01	85,000
GRANTOR: BURKE JOHN-PAUL						
GRANTEE: NORSTREM KENNETH C						
2114/0271	4/18/2017	WD	Q	V	01	75,000
GRANTOR: NASSAU TIMBER & LAND						
GRANTEE: BURKE JOHN-PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W68 S31 E24 UOP=[YR=2019] S10 E19 N10 W19$ E44 N31$.

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	0681	POLE SHED	0	100	22	11	242.00	SF	15.00	15.00	100	2019	2019	3	87	3,158	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 6,588

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		OR	0.00	0.00	10.19	AC		1.00	1.00	1.00	19,500.00	19,500.00	198,705							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 10.19 Total Land Value: 198,705 Market: 0 Agricultural: 0 Common: 198,705 PRINTED 07/30/2025 BY SYS

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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

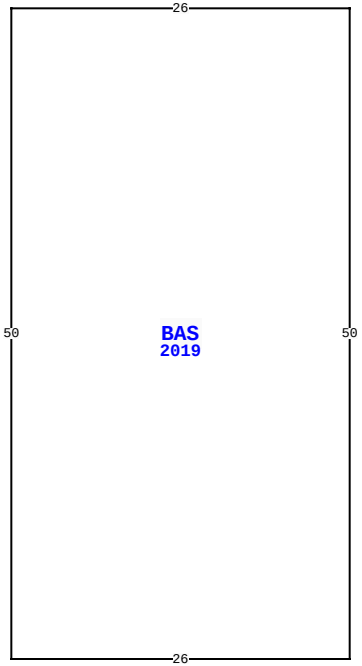
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2019	1,300	25,145
TOTALS	1,300			1,300	25,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,300	55.0160	20.36	26,468	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2020 Heated Area: 1300 HX Base Yr 2020



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GRANTEE: NORSTREM KENNETH C						
2114/0271	4/18/2017	WD	Q	V	01	75,000
GRANTOR: NASSAU TIMBER & LAND						
GRANTEE: BURKE JOHN-PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 S50 E26 N50$.

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 10/01/2024 BY KBA Total Acres: 10.19 Total Land Value: 198,705 Market: 0 Agricultural: 0 Common: 198,705 PRINTED 07/30/2025 BY SYS