

BRANNEN LYNN W & PATRICIA A
20104 GRANNY LANE
HILLIARD, FL 32046

27-2N-23-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																											
ELEMENT		CD		05		AVERAGE 70		0100		01		3,532		106.1910		106.19		375,063		1990		2001		0		0		13.05		86.95		VALUATION BY		STANDARD																													
Exterior Wall		08		WD ON PLY 30		1		SINGLE FAM - 100% - 0		Heated Area: 2750		HX Base Yr		Tax Group: 6		Tax Dist:		BUILDING MARKET VALUE		344,912		TOTAL MARKET OB/XF VALUE		12,148		TOTAL LAND VALUE - MARKET		156,000		TOTAL MARKET VALUE		513,060																															
Roof Structur		08		IRREGULAR 100		SOH/AGL Deduction		262,027		ASSESSED VALUE		251,033		TOTAL EXEMPTION VALUE		HX HB SL		251,033		BASE TAXABLE VALUE		0		TOTAL JUST VALUE		513,060		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		493,415																											
Roof Cover		12		MODULAR MT 100		BUD8 Adjustme		06		DIST 1D 100		Occupancy		00		NONE 100		Quality		06		Quality Level 06		DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		09																													
Interior Wall		05		DRYWALL 100		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,394		100		1993		1,394		128,711		BAS		1,356		100		2013		1,356		125,203																			
Interior Floo		07		CORK/VTILE 60		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
Interior Floo		09		PINE WOOD 40		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
Air Condition		03		CENTRAL 100		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
Heating Type		04		AIR DUCTED 100		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
Bedrooms		3		100		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
Bathrooms		2.5		100		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
Frame		02		WOOD FRAME 100		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
Stories		1.		1. 100		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
Units		0		100		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
BUD8 Adjustme		06		DIST 1D 100		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
Occupancy		00		NONE 100		BAS		1993		1,394		128,711		BAS		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																					
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		1,394		100		1993		1,394		128,711																			
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		1,394		100		1993		1,394		128,711		BAS		1,356		100		2013		1,356		125,203													
BAS		1,394		100		1993		1,394		128,711		BAS		1,356		100		2013		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424																	
BAS		1,356		100		2013		1,356		125,203		FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424		PTO		620		5		1993		31		2,862																	
FGR		708		55		2013		389		35,917		FOP		1,208		30		2013		362		33,424		PTO		620		5		1993		31		2,862		TOTALS		5,286		3,532		326,117																					
PTO		620		5		1993		31		2,862		TOTALS		5,286		3,532		326,117		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/21/2025		MLU		20104 GRANNY LN, HILLIARD																											
EXTRA FEATURES		20104 GRANNY LN, HILLIARD		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/21/2025		MLU		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/21/2025		MLU		20104 GRANNY LN, HILLIARD																											
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		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	
1		0200		BARN WD 0 -		0 100		20 31		620.00		SF		15.00		15.00		100		1972		1972		3		20		1,860				1		0200		BARN WD 0 -		0 100		20 27		540.00		SF		15.00		15.00		100		1985		1985		3		20		1,620			
2		0200		BARN WD 0 -		0 100		20 27		540.00		SF		15.00		15.00		100		1985		1985		3		20		1,620				2		0200		BARN WD 0 -		0 100		20 0		720.00		SF		10.00		10.00		100		1985		1985		3		20		1,440			
3		0751		UOP		0 100		0 0		720.00		SF		10.00		10.00		100		1985		1985		3		20		1,440				3		0751		UOP		0 100		0 0		720.00		SF		10.00		10.00		100		1985		1985		3		20		1,440			
4		0680		POLE SHED		0 100		6 12		72.00		SF		7.50		7.50		100		1983		1983		3		20		108				4		0680		POLE SHED		0 100		6 12		72.00		SF		7.50		7.50		100		1983		1983		3		20		108			
5		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1991		1991		3		68		2,380				5		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1991		1991		3		68		2,380			
6		0681		POLE SHED		0 100		20 10		200.00		SF		15.00		15.00		100		1991		1991		3		20		600				6		0681		POLE SHED		0 100		20 10		200.00		SF		15.00		15.00		100		1991		1991		3		20		600			
7		0350		CARPORT WD		0 100		30 24		720.00		SF		13.00		13.00		100		2000		2000		3		20		1,872				7		0350		CARPORT WD		0 100		30 24		720.00		SF		13.00		13.00		100		2000		2000		3		20		1,872			
8		0681		POLE SHED		0 100		0 0		756.00		SF		15.00		15.00		100		1991		1991		3		20		2,268				8		0681		POLE SHED		0 100		0 0		756.00		SF		15.00		15.00		100		1991		1991		3		20		2,268			
TOTALS		5,286		3,532		326,117		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/21/2025		MLU		20104 GRANNY LN, HILLIARD		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/21/2025		MLU		20104 GRANNY LN, HILLIARD																					
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1		0200		BARN WD 0 -		0 100		20 31		620.00		SF		15.00		15.00		100		1972		1972		3		20		1,860				1		0200		BARN WD 0 -		0 100		20 31		620.00		SF		15.00		15.00		100		1972		1972		3		20		1,860			
2		0200		BARN WD 0 -		0 100		20 27		540.00		SF		15.00		15.00		100		1985		1985		3		20		1,620				2		0200		BARN WD 0 -		0 100		20 27		540.00		SF		15.00		15.00		100		1985		1985		3		20		1,620			
3		0751		UOP		0 100		0 0		720.00		SF		10.00		10.00		100		1985		1985		3		20		1,440				3		0751		UOP		0 100		0 0		720.00		SF		10.00		10.00		100		1985		1985		3		20		1,440			
4		0680		POLE SHED		0 100		6 12		72.00		SF		7.50		7.50		100		1983		1983		3		20		108				4		0680		POLE SHED		0 100		6 12		72.00		SF		7.50		7.50		100		1983		1983		3		20		108			
5		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1991		1991		3		68		2,380				5		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1991		1991		3		68		2,380			
6		0681		POLE SHED		0 100		20 10		200.00		SF		15.00		15.00		100		1991		1991		3		20		600				6		0681		POLE SHED		0 100		20 10		200.00		SF		15.00		15.00		100		1991		1991		3		20		600			
7		0350		CARPORT WD																																																											

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