PT GOVT LOT 2 OF SEC 27-2N-23E
IN OR 634/643 & CASE 95-570
(EX PT IN OR 1442/1055)

HEMPHILL MARTHA N L/E/
20298 GRANNY LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

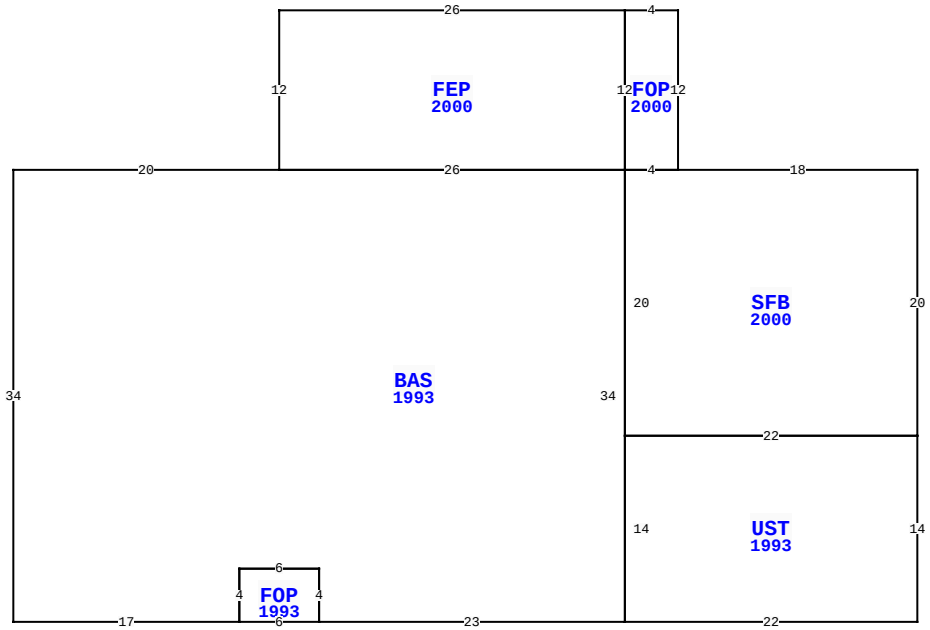
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	11	CLAY TILE 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,540	100	1993	1,540	119,782
FEP	312	80	2000	250	19,445
FOP	24	30	1993	7	545
FOP	48	30	2000	14	1,089
SFB	440	80	2000	352	27,379
UST	308	45	1993	139	10,812
TOTALS	2,672			2,302	179,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,302	103.5000	103.50	238,257	1983	1988	0	0	0	24.85	75.15

1 SINGLE FAM – 100% - 0 Heated Area: 1892 HX Base Yr



20298 GRANNY 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		179,050
TOTAL MARKET OB/XF VALUE		9,547
TOTAL LAND VALUE - MARKET		136,800
TOTAL MARKET VALUE		234,178
SOH/AGL Deduction		119,159
ASSESSED VALUE		115,019
TOTAL EXEMPTION VALUE	HX HB DX SL	115,019
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		325,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003168	REPAIR/RRF	7,800	02/28/2022
7464	GARAGE	10,808	08/19/1991
8419	MH MOVE-ON	18,000	01/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/426	7/09/2025	LE	U	I	11	100
GRANTOR: HEMPHILL MARTHA N						
GRANTEE: GRIFFIS REBECCA LYN						
2799/1266	7/09/2025	LE	U	I	11	100
GRANTOR: HEMPHILL MARTHA N						
GRANTEE: GRIFFIS REBECCA LYN						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2000] W18 FOP=[YR=2000] N12 W4 FEP=[YR=2000] W26 S12 BAS=[YR=1993] W20 S34 E17 FOP19 93=E6 N4 W6 S4 $ N4 E6 S4 E23 UST=[YR=1993] E22 N14 W22 S14 $ N34 W26$ E26 N12$ S12 E4 $ W4 S20 E22 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	1983	1983	3	51.5	1,803	
2	0803	ASPHALT C	0	100	0	0	1,893.00	SF	2.00	2.00	100	1985	1985	3	50	1,893	
3	0811	CONCRETE B	0	100	0	0	588.00	SF	5.20	5.20	100	1998	1998	3	73	2,232	
4	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	2011	2011	3	45	3,024	
5	0681	POLE SHED	0	100	14	14	196.00	SF	11.25	11.25	100	2000	2000	3	27	595	

LAND DESCRIPTION

TOTAL OB/XF 9,547

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.06	AC		1.00	1.00	1.00	190.00	190.00	581							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.06	AC		1.00	1.00	1.00	30,000.00	30,000.00	91,800							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 4.06 Total Land Value: 45,581 Market: 91,800 Agricultural: 581 Common: 45,000 PRINTED 07/30/2025 BY SYS