PT GOVT LOTS 1 & 2 OF
SEC 27-2N-23E IN OR 246/216 &
OR 352/575 (EX PT IN

HUNTER DEBORAH A
20158 GRANNY LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0003-0030

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 100
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

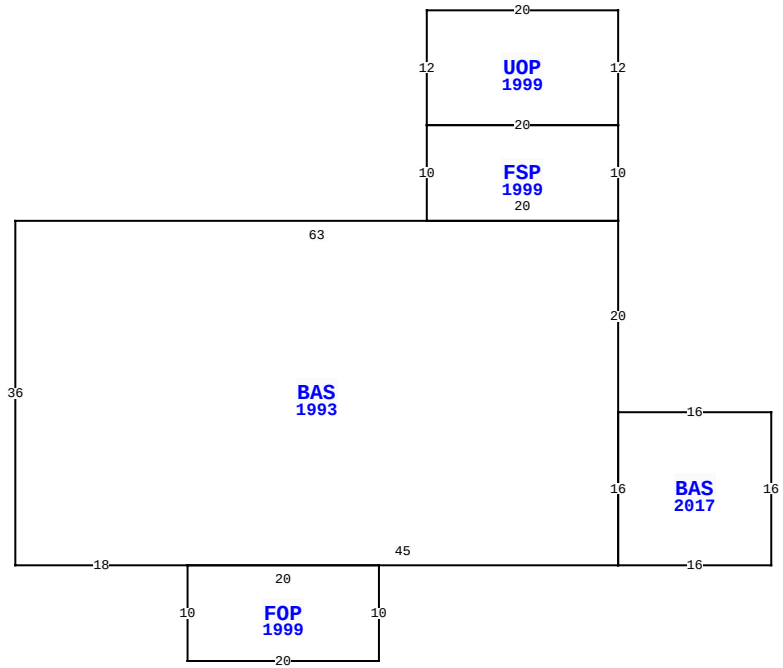
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100	1993	2,268	192,139
BAS	256	100	2017	256	21,688
FOP	200	30	1999	60	5,083
FSP	200	40	1999	80	6,777
UOP	240	20	1999	48	4,066
TOTALS	3,164			2,712	229,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	103.0000	103.00	279,336	1977	1982	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 0 Heated Area: 2524 HX Base Yr



20158 GRANNY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		229,754
TOTAL MARKET OB/XF VALUE		13,132
TOTAL LAND VALUE - MARKET		210,490
TOTAL MARKET VALUE		453,376
SOH/AGL Deduction		258,463
ASSESSED VALUE		194,913
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		139,191
TOTAL JUST VALUE		453,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E01	NEW CONSTR	0	04/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0352/0575	1/29/1982	WD	Q	I		12,500
GRANTOR: LEE TROY D & PAMELA R						
GRANTEE: HUNTER WARREN E & D						
0246/0216	8/05/1977	WD	Q	I	06	1,800
GRANTOR: LEAGUE ROBERT M & ROS						
GRANTEE: HUNTER WARREN E & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 BAS=[YR=1993] N20 FSP=[YR=1999] N10
UOP=[YR=1999] N12 W20 S12 E20$ W20 S10E20$ W63 S36 E18
FOP=[YR=1999] S10 E20 N10 W20$ E45 N16$ S16 E16 N16$.

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	1980	1980	3	44	1,540	
2	0200	BARN WD 0-	0	100	48	41	1,968.00	SF	20.00	20.00	100	1985	1985	3	20	7,872	
3	0681	POLE SHED	0	100	40	31	1,240.00	SF	15.00	15.00	100	1985	1985	3	20	3,720	

LAND DESCRIPTION

TOTAL OB/XF 13,132

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	0005	OR	0.00	0.00	13.58	AC		1.00	1.00	1.00	15,500.00	15,500.00	210,490							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 13.58 Total Land Value: 210,490 Market: 0 Agricultural: 0 Common: 210,490 PRINTED 07/30/2025 BY SYS