PT GOVT LOT 2 OF SEC 27-2N-23E
IN OR 2708/585 (EX PT IN
OR 2063/836)

ACKERMAN THOMAS & PENNY
10262 FORT CAROLINE ROAD
JACKSONVILLE, FL 32225

2025

27-2N-23-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 09

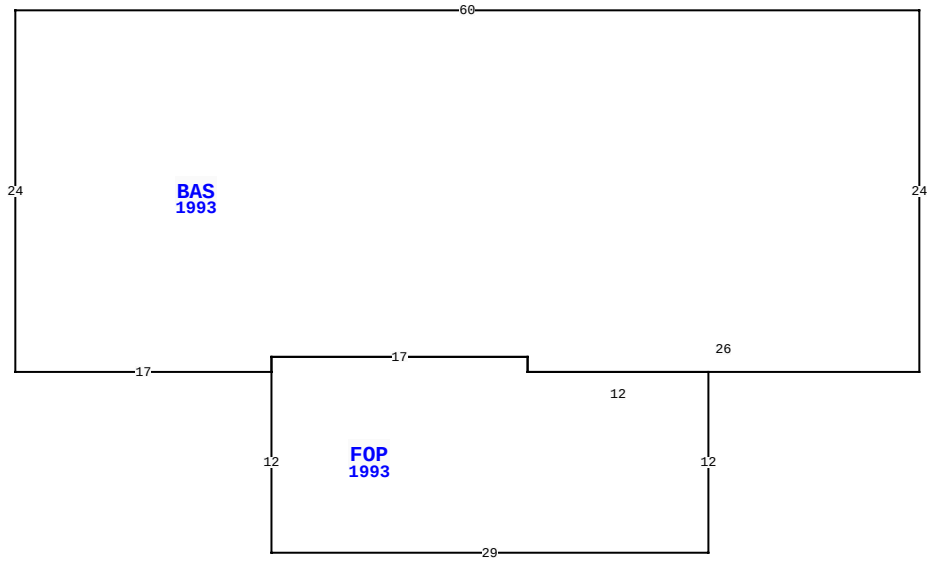
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,423	100	1993	1,423	42,212
FOP	365	30	1993	110	3,263
TOTALS	1,788			1,533	45,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,533	123.6000	98.88	151,583	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1423 HX Base Yr



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

20052 GRANNY LN, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	45,475
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	173,600
TOTAL MARKET VALUE	219,075
SOH/AGL Deduction	0
ASSESSED VALUE	219,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,075
TOTAL JUST VALUE	219,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5386	CO ISSUED	0	01/17/2012
E24172	NEW CONSTR	0	12/01/2011
MHU5386	MH MOVE-ON	0	12/01/2011
M16715	H/AC	0	12/01/2011
P15282	NEW CONSTR	0	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/585	4/16/2024	WD	Q	I	01	244,000
GRANTOR: VINSON ESTHER W						
GRANTEE: ACKERMAN THOMAS & P						
0777/0191	11/18/1996	WD	Q	I		40,000
GRANTOR: DAVIS WILMA RUTH						
GRANTEE: VINSON AARON & ESTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E17 FOP=[YR=1993] S12 E29 N12 W12 N1 W17 S1$ N1 E17 S1 E26 N24$.

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
1	000100	C	RES	0	0005	OR	0.00	0.00	14.00	AC		1.00	1.00	0.80	15,500.00	12,400.00	173,600							

REVIEW DATE 03/28/2025 BY WWA Total Acres: 14.00 Total Land Value: 173,600 Market: 0 Agricultural: 0 Common: 173,600 PRINTED 07/30/2025 BY SYS