PT SE1/4 OF NW1/4
IN OR 2054/375 & OR 2619/1725

SHOTT KELLY LYNN & CHRISTOPHER
20106 JAGUAR DR
HILLIARD, FL 32046

2025

27-2N-23-0000-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

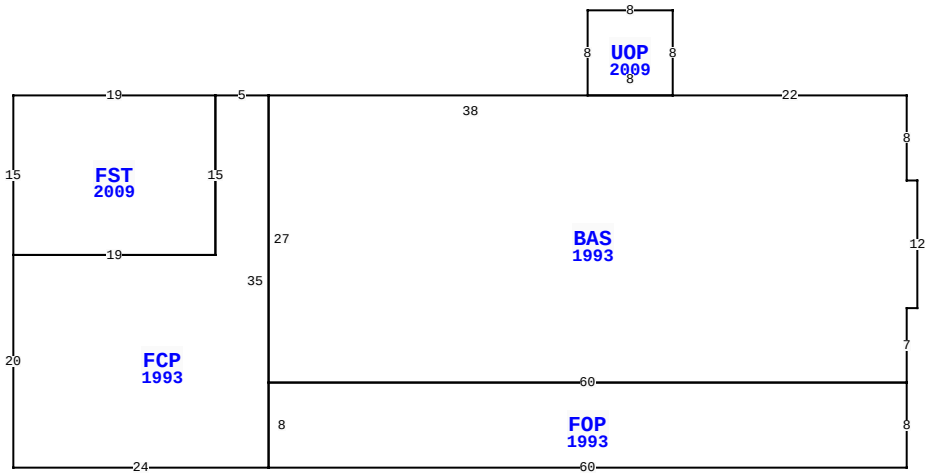
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,632	100	1993	1,632	45,748
FCP	555	25	1993	139	3,896
FOP	480	30	1993	144	4,037
FST	285	65	2009	185	5,186
UOP	64	25	2009	16	449
TOTALS	3,016			2,116	59,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,116	116.8000	93.44	197,719	1986	1996	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1632 HX Base Yr 2018



20106 JAGUAR DR, 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		59,316
TOTAL MARKET OB/XF VALUE		2,592
TOTAL LAND VALUE - MARKET		166,140
TOTAL MARKET VALUE		228,048
SOH/AGL Deduction		85,351
ASSESSED VALUE		142,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,975
TOTAL JUST VALUE		228,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1725	2/15/2023	QC	U	V	11	100
GRANTOR: LAWSON CARMEN BERNICE						
GRANTEE: SHOTT KELLY LYNN &						
2054/0375	6/22/2016	QC	U	I	11	100
GRANTOR: LAWSON CARMEN BERNICE						
GRANTEE: SHOTT KELLY LYNN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=2009] N8 W8 S8 E8$ W38
FCP=[YR=1993] W5 FST=[YR=2009] W19 S15 E19 N15$ S15 W19 S20
E24 FOP=[YR=1993] E60 N8 W60 S8$ N35$ S27 E60 N7 E1 N12 W1
N8$.

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	36	24	864.00	SF	15.00	15.00	100	1995	1995	3	20	2,592	

LAND DESCRIPTION

TOTAL OB/XF 2,592

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	8.52	AC		1.00	1.00	1.00	19,500.00	19,500.00	166,140							

REVIEW DATE 03/02/2023 BY WWA Total Acres: 8.52 Total Land Value: 166,140 Market: 0 Agricultural: 0 Common: 166,140 PRINTED 07/30/2025 BY SYS