PT OF NE1/4 OF SW1/4
IN OR 2670/696
(EX PT IN OR 1777/1265 &

WILSON LINDA H REVOCABLE LIVING TRUST
2781 PAINT HORSE TRAIL
HILLIARD, FL 32046

2025

27-2N-23-0000-0006-0040

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

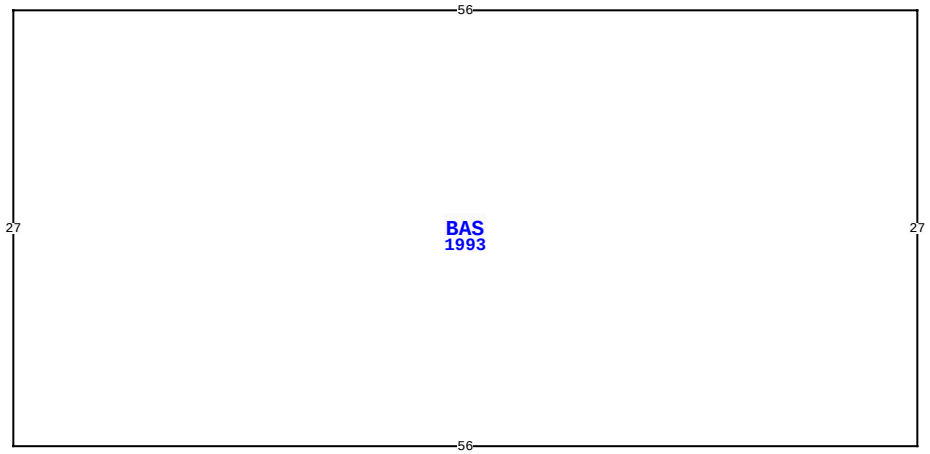
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	43,546
TOTALS	1,512			1,512	43,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	120.0000	96.00	145,152	1987	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1512 HX Base Yr



3076 JANE 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	53,854
TOTAL MARKET OB/XF VALUE	4,642
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	193,496
SOH/AGL Deduction	11,476
ASSESSED VALUE	182,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,020
TOTAL JUST VALUE	193,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25778	XFOB	23,190	03/01/2012
MH5392	MH MOVE-ON	0	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2751/277	11/18/2024	WD	U	I	11	100
GRANTOR: WILSON LINDA H						
GRANTEE: WILSON LINDA H REVO						
2670/696	9/22/2023	WD	U	I	11	100
GRANTOR: MCNIEL HERBERT E II &						
GRANTEE: WILSON LINDA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E56 N27$.

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	1242	WD DECK A	0	0	0	0	264.00	SF	10.00	10.00	100	1989	1989	3	20	528	
2	0351	CARPORT MT	0	0	34	22	748.00	SF	10.00	10.00	100	2023	2013		55	4,114	

LAND DESCRIPTION

TOTAL OB/XF 4,642

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	4.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	135,000							

REVIEW DATE 11/15/2023 BY WWA Total Acres: 4.50 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF SW1/4
IN OR 2670/696
(EX PT IN OR 1777/1265 &

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2025

27-2N-23-0000-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

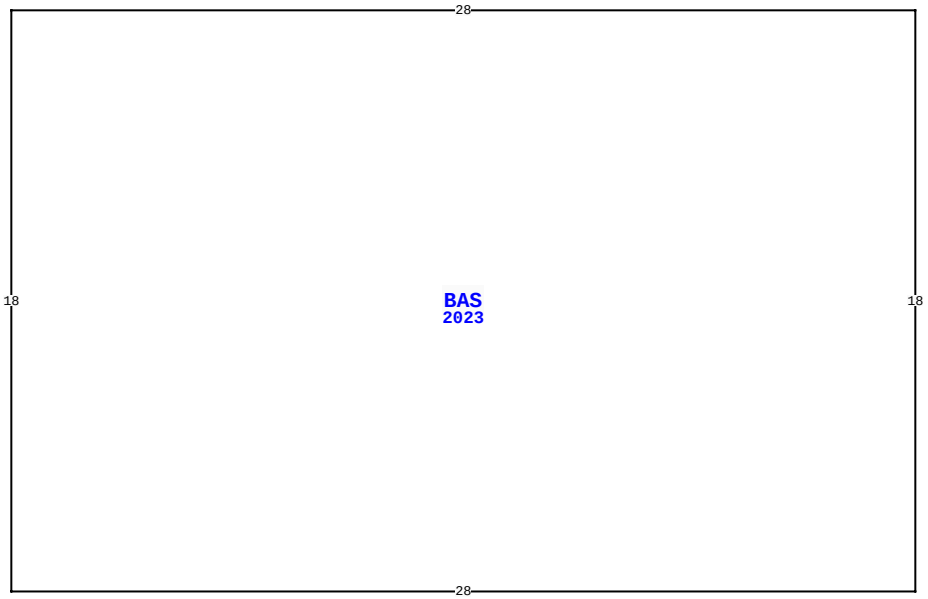
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	2023	504	10,308
TOTALS	504			504	10,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	504	58.1900	21.53	10,851	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 0% - 2024 Heated Area: 504 HX Base Yr



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GRANTOR: MCNIEL HERBERT E II &						
GRANTEE: WILSON LINDA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] S18 E28 N18 W28 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/15/2023 BY WWA Total Acres: 4.50 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS