

PT OF NE1/4 OF SW1/4
PARCELS 6-6 & 6-7
IN OR 2193/1522

RESTER KENNETH & LESLEY
3024 JANE LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0006-0060



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	810	100	1993	810	93,518
FOP	192	30	1993	58	6,696
FOP	80	30	2017	24	2,771
FUS	810	100	1993	810	93,518
TOTALS	1,892			1,702	196,503

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	4.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,702	102.6000	135.43	230,502	1989	1994	0	0	14.75	85.25
1 SNGL FAM - 100% - 2019 Heated Area: 1620 HX Base Yr 2019											
3024 JANE LN, HILLIARD											
BLD DATE 03/03/2023 NW LGL DATE 05/09/2025 MLU											
XF DATE											
INC DATE											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		196,503	
TOTAL MARKET OB/XF VALUE		579	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		317,082	
SOH/AGL Deduction		135,778	
ASSESSED VALUE		181,304	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		130,582	
TOTAL JUST VALUE		317,082	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,756	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008003	REPAIR/RRF	6,540	12/18/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2193/1522	4/20/2018	WD	Q	I	01
GRANTOR: ARNOLD TROY A & DOROT					SALE PRICE
GRANTEE: RESTER KENNETH & LE					
0680/1015	5/10/1993	WD	Q	I	79,900
GRANTOR: BRADBURY PHYLLIS D					
GRANTEE: ARNOLD TROY &DOROTH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2017] W8 BAS=[YR=1993] W30 S14 FOP=[YR=1993] W6 S18E20 N6 W14 N12\$ S12 E17 D3 R3 E7 U3 R3 N26\$ S10 E8 N10\$ PTR=E15 FUS=[YR=1993] E30 S26 L3 D3 W7 U3 L3 W17 N26\$ W15\$.											