PT OF NW1/4 OF SW1/4
IN OR 2500/461
R583846

SINGLETON SALLY R
2490 JANE LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0006-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

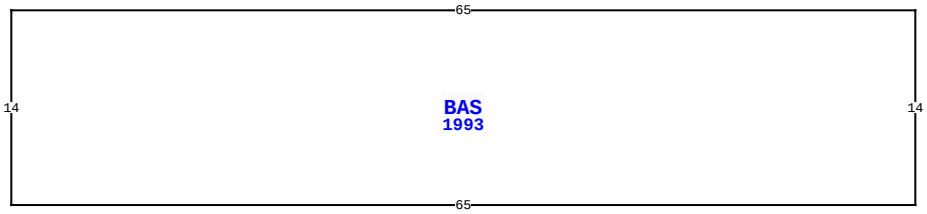
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	1993	910	12,786
TOTALS	910			910	12,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1709	02	910	86.2000	70.25	63,928	1980	1980	0	0	20	70.00	20.00

1 MH OFFICE – 0% - 0 Heated Area: 910 HX Base Yr



2940 JANE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	12,786
TOTAL MARKET OB/XF VALUE	15,128
TOTAL LAND VALUE - MARKET	493,630
TOTAL MARKET VALUE	84,258
SOH/AGL Deduction	37,912
ASSESSED VALUE	46,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,346
TOTAL JUST VALUE	521,544
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2500/0461	1/27/2016	QC	U	I	11	100

GRANTOR: LLOYD ROGER M & SALLY

GRANTEE: SINGLETON SALLY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E65 N14 $.

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	0	50	12	600.00	SF	15.00	15.00	100	1997	1997	3	24	2,160	
2	0681	POLE SHED	0	0	51	40	2,040.00	SF	15.00	15.00	100	2001	2001	3	28	8,568	
3	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	1991	1991	3	20	1,040	
4	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1997	1997	3	24	3,360	

LAND DESCRIPTION

TOTAL OB/XF 15,128

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.94	AC		1.00	1.00	1.00	525.00	525.00	5,744							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	30.94	AC		1.00	1.00	1.00	14,500.00	14,500.00	448,630							

REVIEW DATE 11/15/2024 BY WWA Total Acres: 31.94 Total Land Value: 56,344 Market: 448,630 Agricultural: 11,344 Common: 45,000 PRINTED 07/30/2025 BY SYS