PT OF SW CORNER OF NE1/4
2012 NOBI DW/MH
IN OR 1777/1265

PRICE HARVEY L
3098 JANE LN
HILLIARD, FL 32046

2025

27-2N-23-0000-0006-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
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

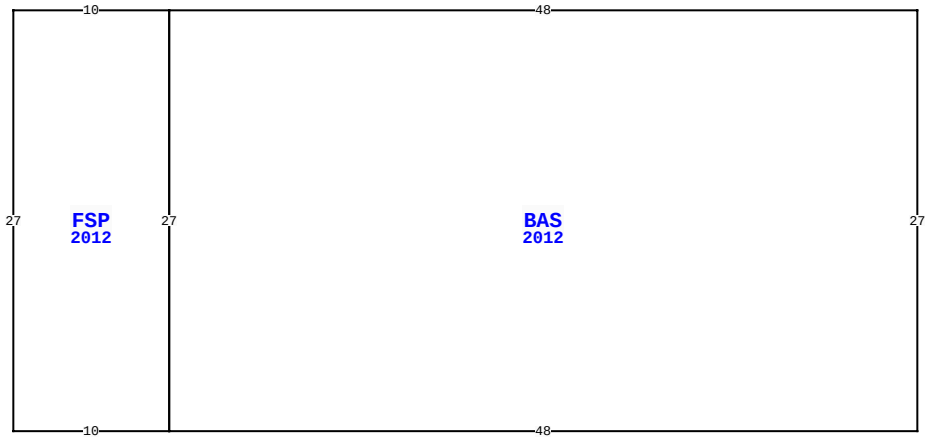
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2012	1,296	85,696
FSP	270	60	2012	162	10,712
TOTALS	1,566			1,458	96,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,458	114.4000	97.24	141,776	2012	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2013 Heated Area: 1296 HX Base Yr 2013



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		96,408
TOTAL MARKET OB/XF VALUE		19,122
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		160,530
SOH/AGL Deduction		70,097
ASSESSED VALUE		90,433
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		34,711
TOTAL JUST VALUE		160,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25366	ELEC OTHER	0	08/01/2012
C5392	CO ISSUED	0	03/07/2012
E24650	NEW CONSTR	0	02/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1777/1265	1/30/2012	WD	U	V	30	18,700

GRANTOR: MCNEIL HERBERT E & KA
GRANTEE: PRICE HARVEY L & PE

3098 JANE LN, HILLIARD

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2012	2012	3	64	13,440	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2012	2012	3	92	2,392	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W48 FSP=[YR=2012] W10 S27 E10 N27$ S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 19,122

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS