IN OR 2693/1201
UTIL ESMT IN OR 2402-74

CREECH JERIMIAH DEAN & NAVA KAZDOY
2707 JANE LN
HILLIARD, FL 32046

2025

27-2N-23-0000-0007-0010

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

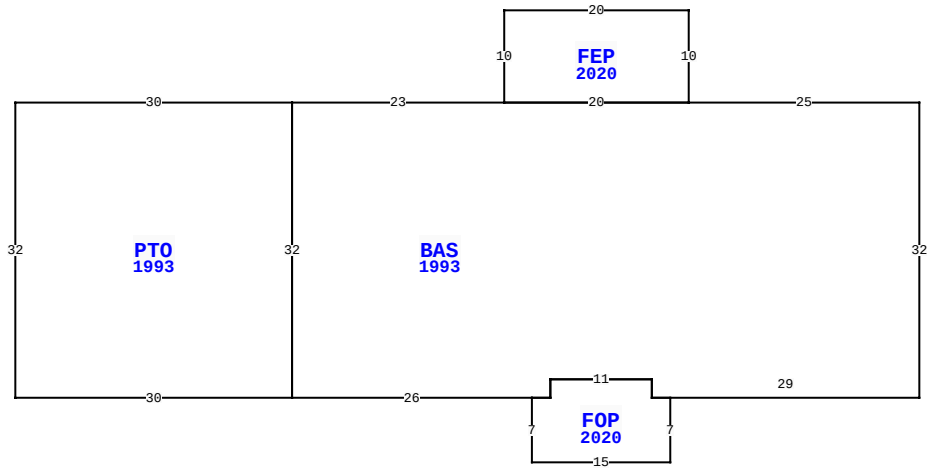
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	1993	2,154	254,363
FEP	200	80	2020	160	18,894
FOP	127	30	2020	38	4,487
PTO	960	5	1993	48	5,668
TOTALS	3,441			2,400	283,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,400	110.1030	145.34	348,816	1978	1978	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2025 Heated Area: 2154 HX Base Yr 2025



2707 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		283,413
TOTAL MARKET OB/XF VALUE		17,620
TOTAL LAND VALUE - MARKET		139,200
TOTAL MARKET VALUE		440,233
SOH/AGL Deduction		0
ASSESSED VALUE		440,233
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		389,511
TOTAL JUST VALUE		440,233
NCON VALUE		18,185
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006599	GLASS ENCL WITH P	6,420	06/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1201	2/08/2024	WD	Q	I	01	465,000
GRANTOR: MCDANIEL JOSHUA P & M						
GRANTEE: CREECH JERIMIAH DEA						
2445/1046	3/17/2021	WD	Q	I	01	340,000
GRANTOR: ZANDER ERIC S						
GRANTEE: MCDANIEL JOSHUA P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W25 W20 W23 S32 E26 E2 N2 E11 S2 E29 N32 $
PTO=[YR=1993;ORIG=-68,0] W30 S32 E30 N32 $
FOP=[YR=2020;ORIG=-42,32] S7 E15 N7 W2 N2 W11 S2 W2 $
FEP=[YR=2020;ORIG=-25,0] N10 W20 S10 E20 $
.

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	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	1980	1980	3	20	960	
2	0680	POLE SHED	0	100	39	40	1,560.00	SF	10.00	10.00	100	1986	1986	3	20	3,120	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,620

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	4.64	AC		1.00	1.00	1.00	30,000.00	30,000.00	139,200							

REVIEW DATE 03/27/2025 BY WWA Total Acres: 4.64 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 07/30/2025 BY SYS