PT OF SEC 27-2N-23E
IN OR 2509/332
BEING EXHIBIT A

TAPIA SHERRIE LYNN/
3400 BARBARA LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0007-0030

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

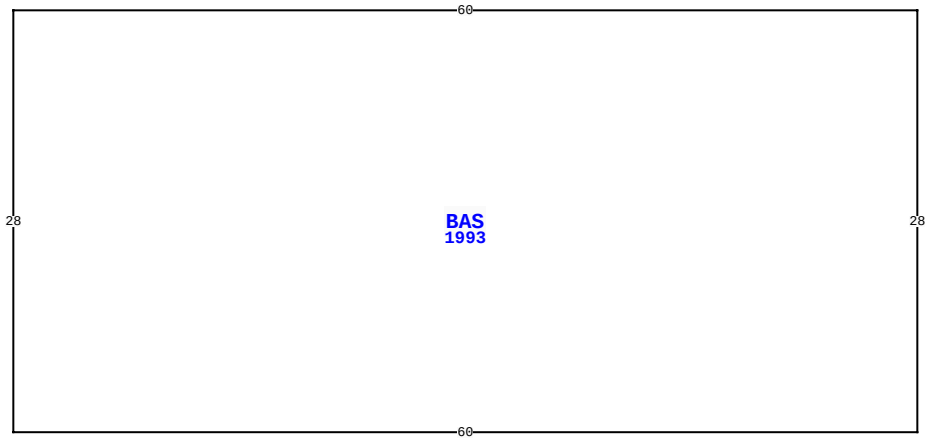
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	47,578
TOTALS	1,680			1,680	47,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	118.0000	94.40	158,592	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1680 HX Base Yr 2022



3400 BARBARA 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		114,227
TOTAL MARKET OB/XF VALUE		2,937
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		216,164
SOH/AGL Deduction		55,498
ASSESSED VALUE		160,666
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,944
TOTAL JUST VALUE		216,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631862	REMODEL	69,380	03/01/2016
B018727	GARAGE	25,500	08/01/2001
B007802	NEW CONSTR	69,000	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0332	10/28/2021	FJ	U	I	11	0
GRANTOR: FOREMAN BESSIE V ESTA						
GRANTEE: TAPIA SHERRIE LYNN						
0763/1147	6/24/1996	WD	Q	I		60,000
GRANTOR: O'NEAL JAMES D & LIND						
GRANTEE: FOREMAN DAVID & BES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0681	POLE SHED	0	100	18	14	252.00	SF	15.00	15.00	100	1997	1997	3	24	907	

LAND DESCRIPTION

TOTAL OB/XF 2,937

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	3.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	99,000							

REVIEW DATE 06/20/2024 BY WWA Total Acres: 3.30 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

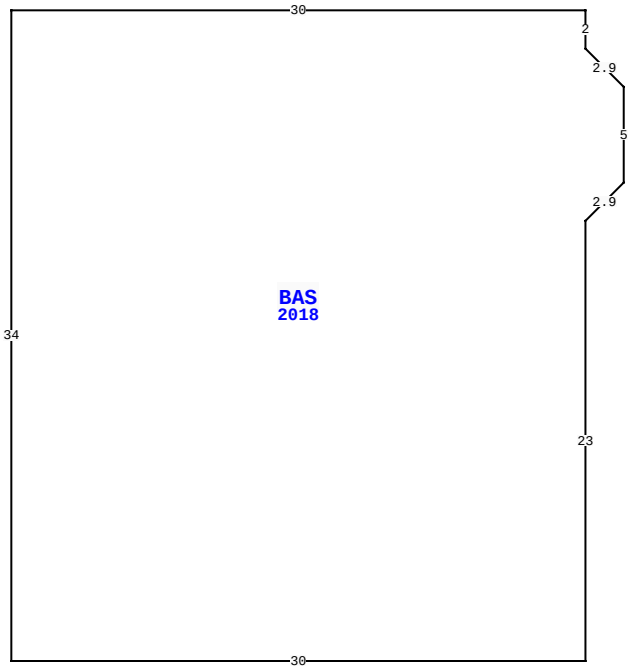
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,034	100	2018	1,034	66,649
TOTALS	1,034			1,034	66,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,034	124.7400	66.11	68,358	2018	2018	0	0	0	2.50	97.50

2 ACCESORY U – 100% - 2022 Heated Area: 1034 HX Base Yr 2022



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GRANTEE: TAPIA SHERRIE LYNN						
0763/1147	6/24/1996	WD	Q	I		60,000
GRANTOR: O'NEAL JAMES D & LIND						
GRANTEE: FOREMAN DAVID & BES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S34 E30 N23 U2 R2 N5 U2 L2 N2$.

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

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