PT OF S1/2 OF SW1/4 EX R/W
IN OR 2241/1955
EX 7-17

MOORE WALTER B
2903 JANE LN
HILLIARD, FL 32046

2025

27-2N-23-0000-0007-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 70
Interior Floo	01	NONE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

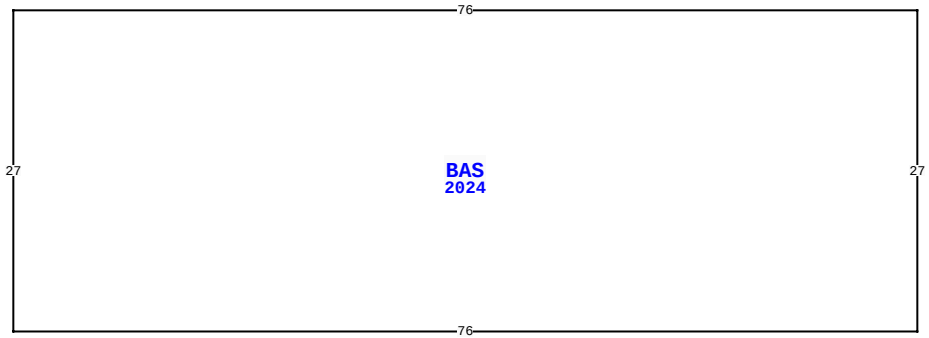
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2024	2,052	13,428
TOTALS	2,052			2,052	13,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0800	02	2,052	38.5000	32.72	67,141	2019	2019	0	0	90	7.00	20.00

1 M/H 94+ – 100% - 2021 Heated Area: 2052 HX Base Yr 2021



2903 JANE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		13,428
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,600
TOTAL MARKET VALUE		119,028
SOH/AGL Deduction		24,707
ASSESSED VALUE		94,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,599
TOTAL JUST VALUE		119,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004009	DEMOLITION	1,200	03/27/2023
19000765	CO ISSUED	0	01/24/2019
18012228	MH MOVE-ON	0	12/17/2018
R12250	REPAIR/RRF	600	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2241/1955	12/06/2018	WD	U	I	37	50,000
GRANTOR: HOLDEN JOSEPH W & PAT						
GRANTEE: MOORE WALTER B & LE						
1882/1551	9/04/2013	WD	U	I	11	100
GRANTOR: GAUVREAU EUGENE						
GRANTEE: GAUVREAU EUGENE L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,0] S27 E76 N27 W76 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	3.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,600							

REVIEW DATE 04/24/2023 BY WW Total Acres: 3.52 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 07/30/2025 BY SYS