PT OF SEC 27-2N-23E
IN OR 2411/1133
(EX OR 2264/1764 &

SEYLER KELLY
45095 DUTTON WAY
CALLAHAN, FL 32011

2025

27-2N-23-0000-0007-0110

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

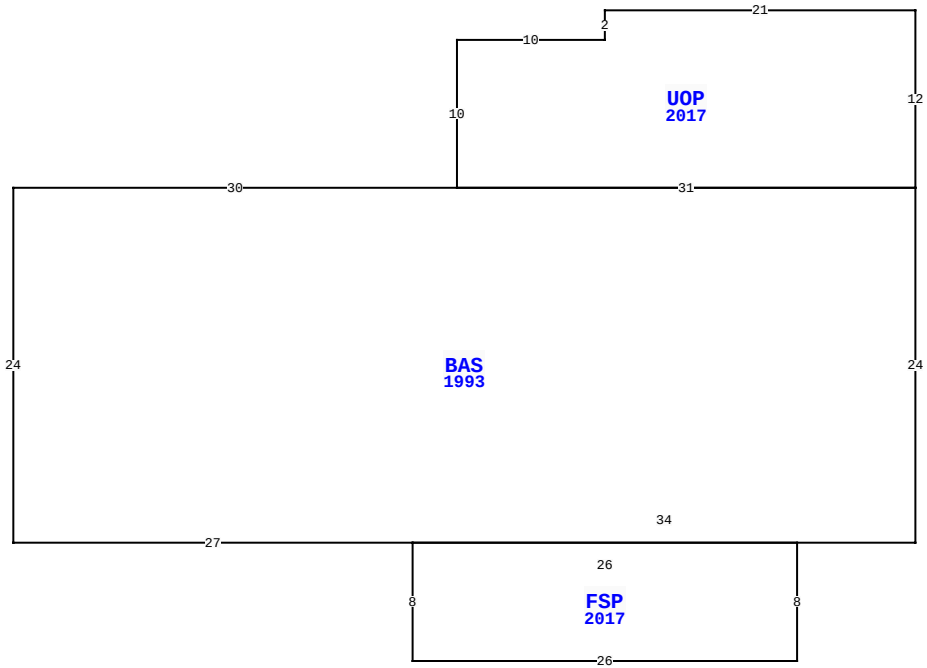
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1993	1,464	43,147
FSP	208	60	2017	125	3,684
UOP	352	25	2017	88	2,594
TOTALS	2,024			1,677	49,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,677	122.8000	98.24	164,748	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1464 HX Base Yr



2953 JANE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	49,424
TOTAL MARKET OB/XF VALUE	11,059
TOTAL LAND VALUE - MARKET	76,300
TOTAL MARKET VALUE	136,783
SOH/AGL Deduction	14,713
ASSESSED VALUE	122,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,070
TOTAL JUST VALUE	136,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/1133	11/04/2020	FJ	U	I	11	100
GRANTOR: RAULERSON TRAVIS ESTA						
GRANTEE: SEYLER KELLY						
1933/0828	7/03/2014	QC	U	I	11	100
GRANTOR: ROWE KIMBERLY ANNE &						
GRANTEE: RAULERSON TRAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W21 S2 W10 S10 BAS=[YR=1993] W30 S24 E27
FSP=[YR=2017] S8 E26 N8 W26$ E34 N24 W31$ E31 N12$.

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	0200	BARN WD 0-	0	0	0	0	1,656.00	SF	20.00	20.00	100	1995	1995	3	20	6,624	
2	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100	2010	2010	3	40	2,995	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2010	2010	3	40	1,440	

LAND DESCRIPTION

TOTAL OB/XF 11,059

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	0		OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	76,300							

REVIEW DATE 04/10/2019 BY TWA Total Acres: 2.18 Total Land Value: 76,300 Market: 0 Agricultural: 0 Common: 76,300 PRINTED 07/30/2025 BY SYS