PT SEC 27-2N-23E
IN OR 2198/452

BISHOP SHEILA R & DARIN K
3174 BARBARA LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0007-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

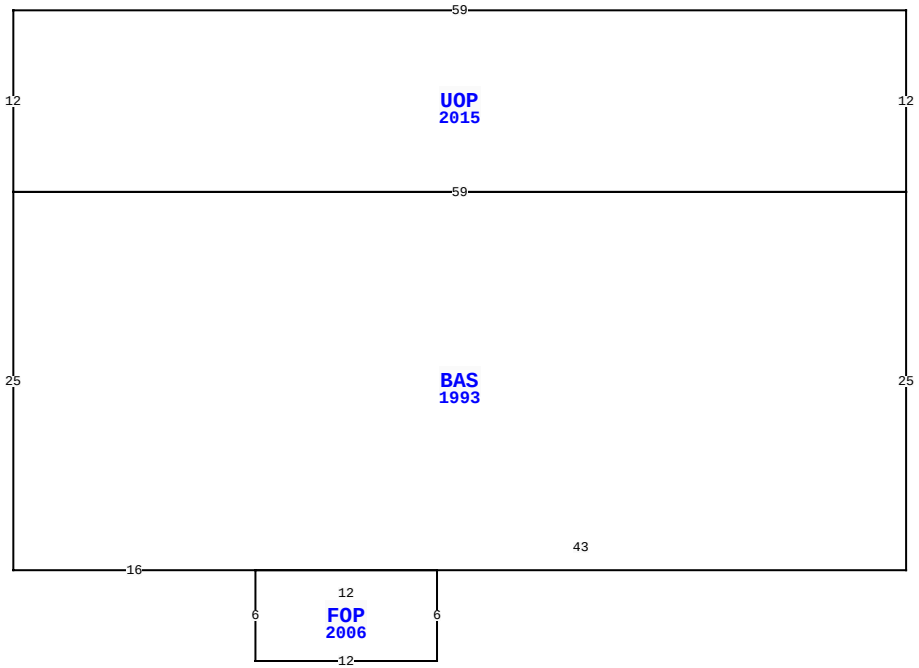
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100	1993	1,475	157,108
FOP	72	30	2006	22	2,343
UOP	708	20	2015	142	15,125
TOTALS	2,255			1,639	174,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,639	128.3262	128.33	210,333	1975	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1475 HX Base Yr 2016



3174 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		191,402
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		288,902
SOH/AGL Deduction		154,947
ASSESSED VALUE		133,955
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,233
TOTAL JUST VALUE		288,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013099	REPAIR/RRF	9,000	08/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2198/0452	5/18/2018	QC	U	I	11	100
GRANTOR: BISHOP SHEILA R						
GRANTEE: BISHOP SHEILA R & D						
2012/0727	10/30/2015	WD	Q	I	02	135,000
GRANTOR: ABERCROMBIE JARMAN						
GRANTEE: BISHOP SHEILA R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2015] W59 S12 BAS=[YR=1993] S25 E16 FOP=[YR=2006] S6E12 N6 W12$ E43 N25 W59$ E59 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

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 10/21/2022 BY WW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

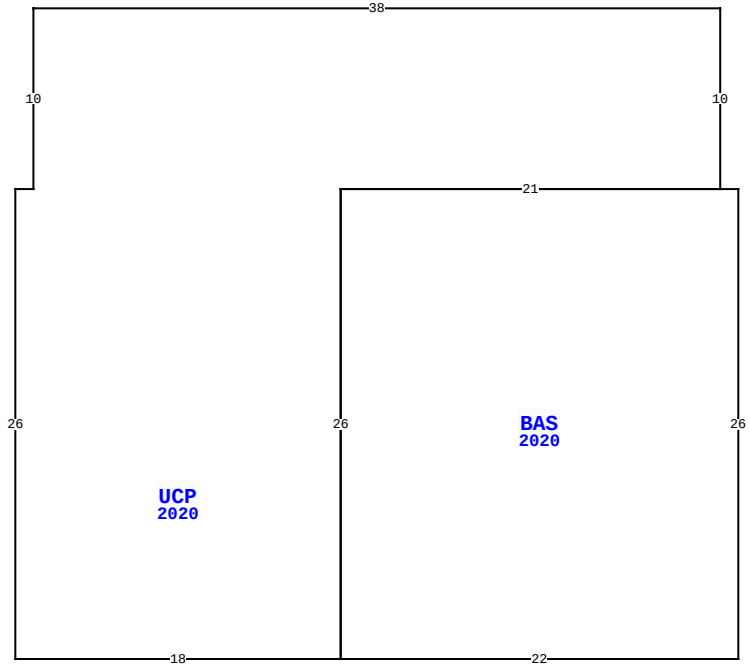
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	2020	572	12,971
UCP	848	20	2020	170	3,855
TOTALS	1,420			742	16,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	742	64.5150	23.87	17,712	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2016 Heated Area: 572 HX Base Yr 2016



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2012/0727	10/30/2015	WD	Q	I	02	135,000
GRANTOR: ABERCROMBIE JARMAN						
GRANTEE: BISHOP SHEILA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W1 UCP=[YR=2020] N10 W38 S10 W1 S26 E18 N26 E21$ W21 S26 E22 N26$.

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

REVIEW DATE 10/21/2022 BY WW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS