PT OF S1/2 OF SW1/4
IN OR 627 PG 699
R360223 & R360224

WILAND WALTER R & MARY J
2816 JANE LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0007-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

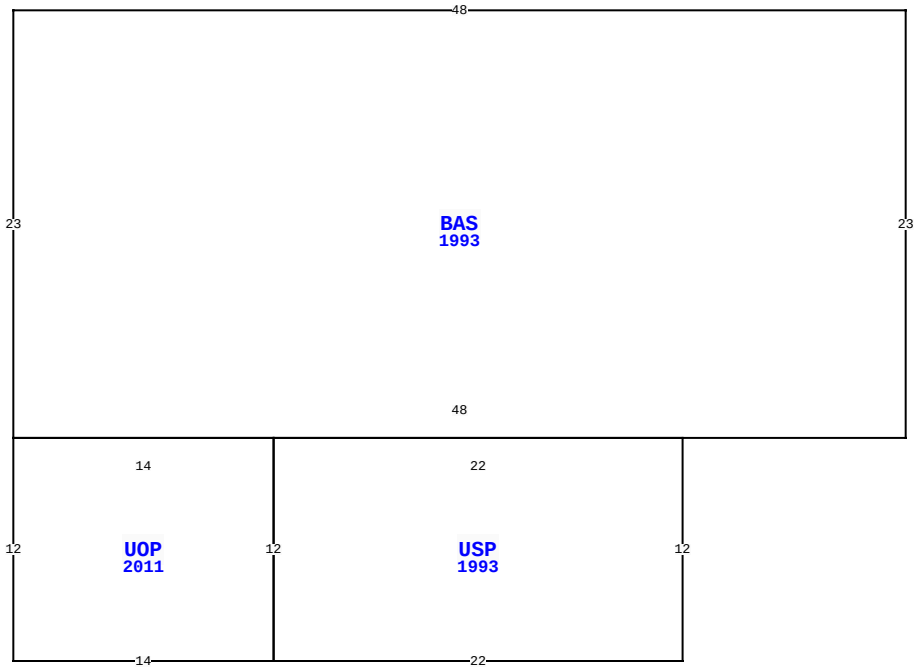
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,104	100	1993	1,104	32,643
UOP	168	25	2011	42	1,242
USP	264	50	1993	132	3,903
TOTALS	1,536			1,278	37,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,278	123.2000	98.56	125,960	1971	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1104 HX Base Yr 1990



2816 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		37,788
TOTAL MARKET OB/XF VALUE		19,079
TOTAL LAND VALUE - MARKET		82,950
TOTAL MARKET VALUE		139,817
SOH/AGL Deduction		92,291
ASSESSED VALUE		47,526
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,526
TOTAL JUST VALUE		139,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632356	CARPORT	11,249	05/31/2016
00	XFOB	10,680	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0627/0699	5/31/1991	WD	U	I	07	100
GRANTOR: WILAND & HETZ						
GRANTEE: WILAND WALTER & MAR						
0609/0642	10/11/1990	WD	Q	V	01	100
GRANTOR: WILAND & HETZ						
GRANTEE: HETZ KARL & MARY V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 UOP=[YR=2011] S12 E14 USP=[YR=1993] E22 N12 W22 S12$ N12 W14$ E48 N23$.

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	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1993	1993	3	64	15,974	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	30.8	1,078	
3	0810	CONCRETE A	0	100	0	0	405.00	SF	6.50	6.50	100	2000	2000	3	77	2,027	

LAND DESCRIPTION

TOTAL OB/XF 19,079

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	2.37	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,950							

REVIEW DATE 10/13/2020 BY TWA Total Acres: 2.37 Total Land Value: 82,950 Market: 0 Agricultural: 0 Common: 82,950 PRINTED 07/30/2025 BY SYS