PT OF S1/2 OF SW1/4
IN OR 785/1523 R672584

FINLEY WILLIAM A
2873 JANE LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0007-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

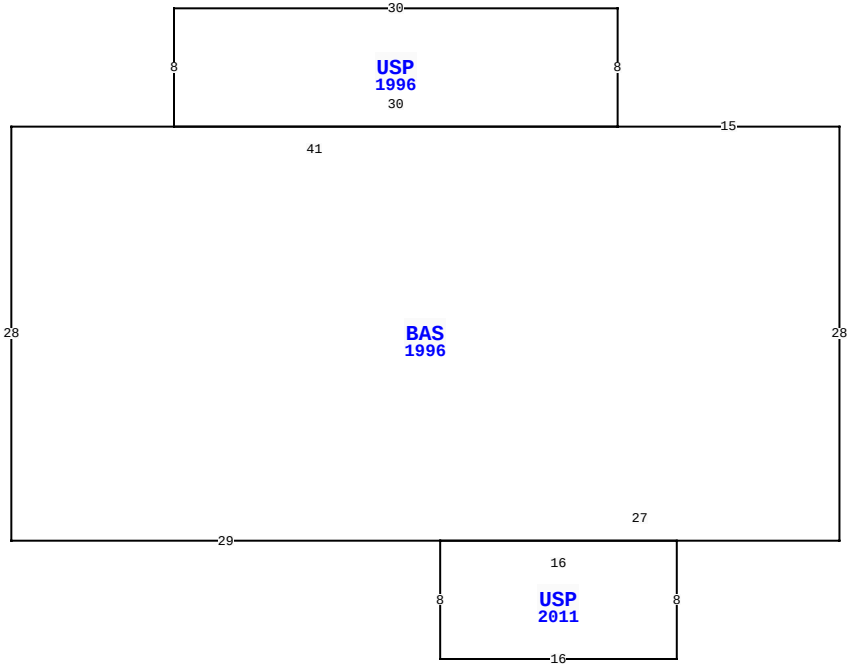
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD 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	1,568	100	1996	1,568	42,073
USP	240	50	1996	120	3,220
USP	128	50	2011	64	1,717
TOTALS	1,936			1,752	47,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,752	111.8000	89.44	156,699	1968	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1568 HX Base Yr 1997



2873 JANE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		47,010
TOTAL MARKET OB/XF VALUE		6,672
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		121,182
SOH/AGL Deduction		78,495
ASSESSED VALUE		42,687
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		12,687
TOTAL JUST VALUE		121,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0785/1523	2/26/1997	QC	Q	I	06	100
GRANTOR: FINLEY JAMES HOWARD						
GRANTEE: FINLEY WILLIAM & MA						
0785/1521	2/26/1997	WD	Q	I	06	100
GRANTOR: MIMBS BARBARA						
GRANTEE: FINLEY WILLIAM ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 USP=[YR=1996] N8 W30 S8 E30$ W41 S28 E29
USP=[YR=2011] S8 E16 N8 W16$ E27 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	0681	POLE SHED	0	100	14	16	224.00	SF	15.00	15.00	100	1984	1984	3	20	672	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,672

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		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 03/04/2023 BY WWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS