PT OF S1/2 OF SW1/4

DEAVER PHYLLIS
3402 BARBARA LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0007-0210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

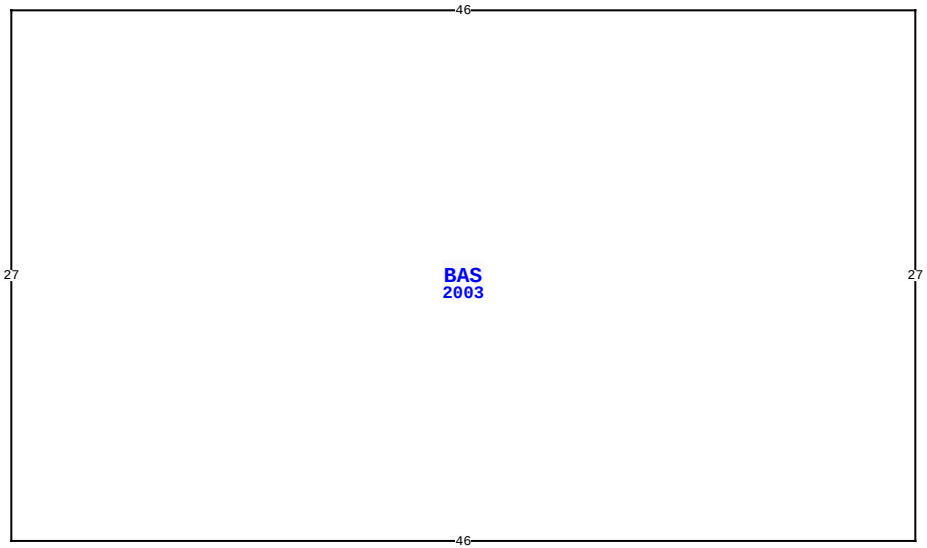
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	2003	1,242	40,971
TOTALS	1,242			1,242	40,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,242	129.3600	109.96	136,570	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2004 Heated Area: 1242 HX Base Yr 2004



3402 BARBARA LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		40,971
TOTAL MARKET OB/XF VALUE		3,041
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		89,012
SOH/AGL Deduction		32,579
ASSESSED VALUE		56,433
TOTAL EXEMPTION VALUE	HX HB	31,433
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		89,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250006538	MANU REPL	0	06/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2451/0292	3/16/2021	QC	U	I	11	100
GRANTOR: DEAVER RAYMON PATRICK						
GRANTEE: DEAVER PHYLLIS						
1204/0001	1/27/2004	QC	U	I	07	100
GRANTOR: FOREMAN DAVID D & BES						
GRANTEE: DEAVER RAYMON P & P						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0751	UOP	0	100	12	8	96.00	SF	10.00	10.00	100	2005	2005	3	36	346	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W46 S27 E46 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,041

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS