PT SEC 27-2N-23E
IN OR 2264/1764

CUBBEDGE GRAYLIN & BRITTANY
2981 JANE LANE
HILLIARD, FL 32046

2025

27-2N-23-0000-0007-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

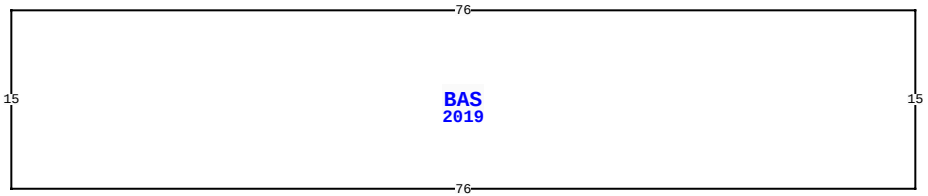
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2019	1,140	105,256
TOTALS	1,140			1,140	105,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	116.8000	99.28	113,179	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 0 Heated Area: 1140 HX Base Yr



2981 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	105,256
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,500
TOTAL MARKET VALUE	192,756
SOH/AGL Deduction	30,253
ASSESSED VALUE	162,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,503
TOTAL JUST VALUE	192,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007383	CO ISSUED	0	07/11/2019
19004348	MH MOVE-ON	0	04/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2264/1764	3/19/2019	QC	U	V	11	100

GRANTOR: RAULERSON TRAVIS
GRANTEE: CUBBEDGE GRAYLIN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S15 E76 N15$.

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	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS