PT OF GOVT LOT 13
IN OR 2384/1228
RP 2185

MILLNER DANIEL L & DEVON L
2864 LAFORD LN
HILLIARD, FL 32046

2025

30-4N-24-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

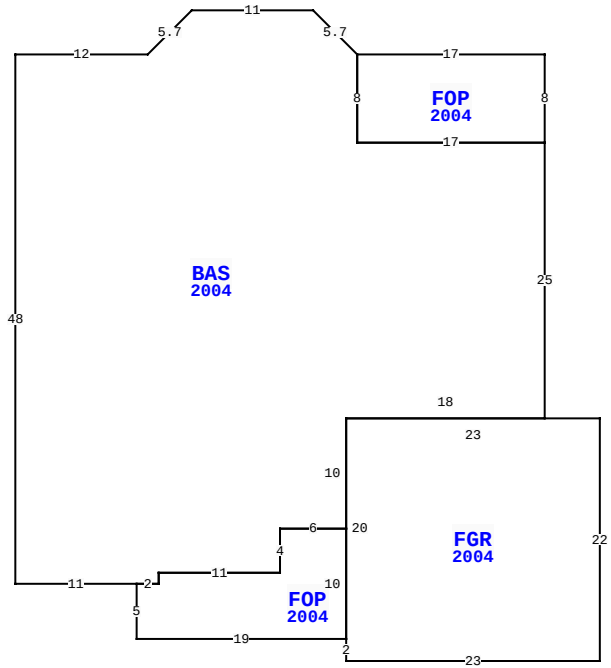
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,917	100	2004	1,917	278,884
FGR	506	55	2004	278	40,443
FOP	136	30	2004	41	5,965
FOP	136	30	2004	41	5,965
TOTALS	2,695			2,277	331,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,277	124.1856	163.92	373,246	2004	2009	0	0	0	11.25	88.75

2 SNGL FAM – 100% - 2021 Heated Area: 1917 HX Base Yr 2021



2864 LAFORD 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: 4	Tax Dist:	
BUILDING MARKET VALUE		354,121
TOTAL MARKET OB/XF VALUE		8,678
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		452,799
SOH/AGL Deduction		280,937
ASSESSED VALUE		171,862
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,140
TOTAL JUST VALUE		452,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010577	GARAGE	61,824	12/21/2020
20006742	REPAIR/RRF	20,507	07/30/2020
B0412368	NEW CONSTR	164,000	02/02/2004
94396	MH MOVE-ON	65,000	02/01/1994
3667	N/A	4,680	10/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/1228	8/12/2020	WD	Q	I	02	325,000
GRANTOR: OVERSTREET CHAD & ASH						
GRANTEE: MILLNER DANIEL L &						
2026/1787	2/02/2016	SW	Q	I	01	192,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: OVERSTREET CHAD & A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W17 BAS=[YR=2004] L4 U4 W11 D4 L4 W12 S48 E11 FOP=[YR=2004] S5 E19 FGR=[YR=2004] S2 E23 N22 W23 S20 $ N10 W6 S4 W11 S1 W2$ E2 N1 E11N4 E6 N10 E18 N25 W17 N8$ S8 E17 N8$.

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	0811	CONCRETE B	0	100	0	0	952.00	SF	5.20	5.20	100	2004	2004	3	83	4,109	
2	1127	BRICK 8"	0	100	0	0	64.00	SF	11.00	11.00	100	2004	2004	3	95	669	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	1,740	
4	1242	WD DECK A	0	100	0	0	240.00	SF	10.00	10.00	100	2021	2021	3	90	2,160	

LAND DESCRIPTION

TOTAL OB/XF 8,678

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	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 12/07/2021 BY TW Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

PT OF GOVT LOT 13
IN OR 2384/1228
RP 2185

MILLNER DANIEL L & DEVON L
2864 LAFORD LN
HILLIARD, FL 32046

2025

30-4N-24-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

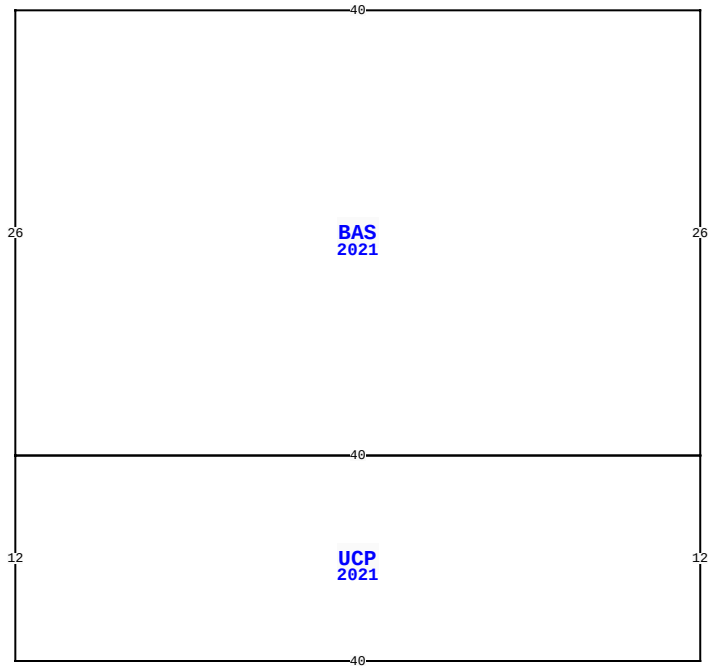
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2021	1,040	20,933
UCP	480	20	2021	96	1,932
TOTALS	1,520			1,136	22,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,136	56.0740	20.75	23,572	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2021 Heated Area: 1040 HX Base Yr 2021



2864 LAFORD 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: 4	Tax Dist:	
BUILDING MARKET VALUE		354,121
TOTAL MARKET OB/XF VALUE		8,678
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		452,799
SOH/AGL Deduction		280,937
ASSESSED VALUE		171,862
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,140
TOTAL JUST VALUE		452,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1228	8/12/2020	WD	Q	I	02	325,000
GRANTOR: OVERSTREET CHAD & ASH						
GRANTEE: MILLNER DANIEL L &						
2026/1787	2/02/2016	SW	Q	I	01	192,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: OVERSTREET CHAD & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S26 UCP=[YR=2021] S12 E40 N12 W40$ E40 N26$.

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

REVIEW DATE 12/07/2021 BY TW Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS