LOTS 17 & 18 (EX DOT R/W IN OR 450/390) OF ST MARYS HEIGHTS SUB PBK 3/36 & PT OF

GANEY SANDRA SUE
28183 HUMBLE LANE
HILLIARD, FL 32046

2025

30-4N-24-2740-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

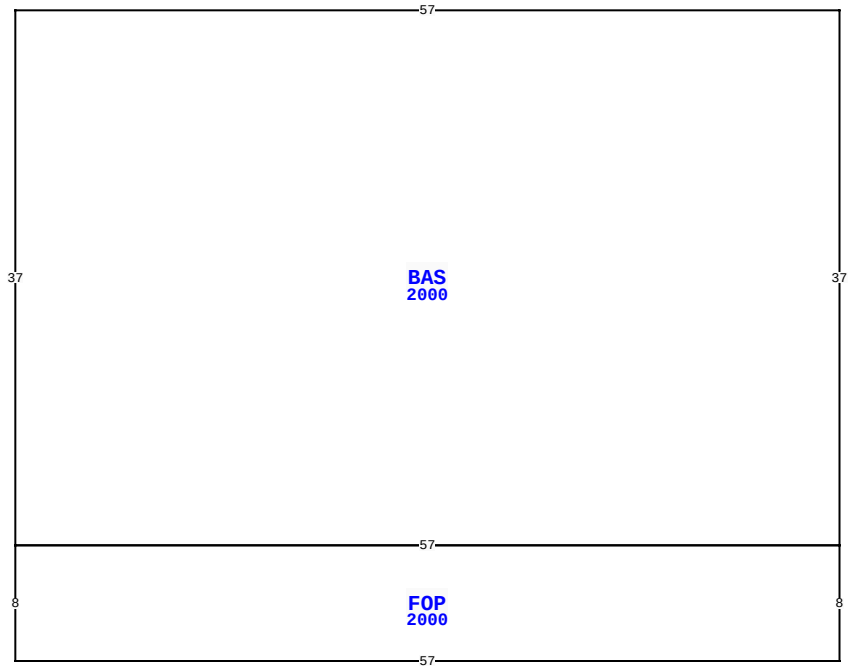
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,109	100	2000	2,109	215,429
FOP	456	30	2000	137	13,994
TOTALS	2,565			2,246	229,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,246	94.3740	124.57	279,784	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2001 Heated Area: 2109 HX Base Yr 2001



28183 HUMBLE 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		229,423
TOTAL MARKET OB/XF VALUE		16,158
TOTAL LAND VALUE - MARKET		104,130
TOTAL MARKET VALUE		349,711
SOH/AGL Deduction		168,370
ASSESSED VALUE		181,341
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,619
TOTAL JUST VALUE		349,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108031	NEW CONSTR	0	03/01/2001
P004011	NEW CONSTR	0	05/01/2000
B996528	NEW CONSTR	93,184	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0957/0240	11/06/2000	QC	Q	V	01	100,000
GRANTOR: GANEY SANDRA SUE & JE						
GRANTEE: GANEY SANDRA S						
0887/0882	6/16/1999	QC	Q	V	01	100
GRANTOR: GANEY JERRY LEWIS SR						
GRANTEE: GANEY SANDRA SUE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W57 S37 FOP=[YR=2000] S8 E57 N8 W57$ E57 N37$.

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	2000	2000	3	83	2,905	
2	0200	BARN WD 0-	0	100	51	36	1,836.00	SF	20.00	20.00	100	2001	2001	3	28	10,282	
3	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2003	2003	3	30	288	
4	0811	CONCRETE B	0	100	0	0	670.00	SF	5.20	5.20	100	2000	2000	3	77	2,683	

LAND DESCRIPTION

TOTAL OB/XF 16,158

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	0004	OR	0.00	0.00	5.34	AC		1.00	1.00	1.00	19,500.00	19,500.00	104,130							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.34 Total Land Value: 104,130 Market: 0 Agricultural: 0 Common: 104,130 PRINTED 07/30/2025 BY SYS