

PT OF E1/2 OF NE1/4
IN OR 2768/688
EX PAR 1-24 & 1-27

WOOD WILLIAM ROBERT JR & JESSICA DANIELLE
2949 BARBARA LANE
HILLIARD, FL 32046

2025

33-2N-23-0000-0001-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 6																												
Exterior Wall	30	VINYL 100	0800	02	2,258	140.8800	119.75	270,396	2000	2010	0	0	0	36.00	64.00	VALUATION BY STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2021														Heated Area: 2258														HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 100	13 56 13 14 13 23 5 2 28 13 BAS 2000																																									
Interior Wall	05	DRYWALL 100																																										
Interior Floo	14	CARPET 70																																										
Interior Floo	13	LVT/LAMNT 30																																										
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			05	Quality Level 05																																								
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	2,258	100	2000	2,258	173,053																																							
TOTALS			2,258			2,258	173,053																																					
EXTRA FEATURES			2949 BARBARA LN, HILLIARD																																									
L N	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																													
LAND DESCRIPTION			TOTAL OB/XF 2,905																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	93,000																											
REVIEW DATE 12/13/2021 BY TW Total Acres: 3.10 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 07/30/2025 BY SYS																																												

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