PT OF E1/2 OF NE1/4
IN OR 832/1571

POWELL KEVIN W & KYLIE N
2706 BARBARA LANE
HILLIARD, FL 32046

2025

33-2N-23-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

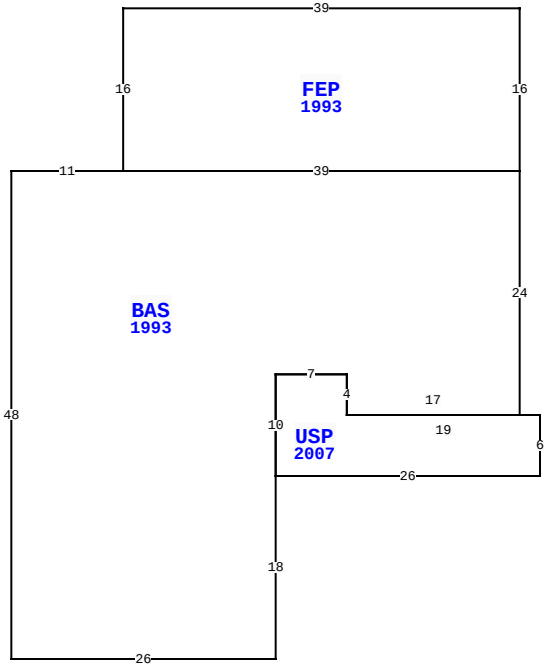
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1993	1,796	141,100
FEP	624	80	1993	499	39,203
USP	184	30	2007	55	4,321
TOTALS	2,604			2,350	184,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,350	94.3740	94.37	221,770	1986	1986	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 1999 Heated Area: 1796 HX Base Yr 1999



2706 BARBARA 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		184,624
TOTAL MARKET OB/XF VALUE		10,001
TOTAL LAND VALUE - MARKET		82,600
TOTAL MARKET VALUE		277,225
SOH/AGL Deduction		148,454
ASSESSED VALUE		128,771
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,049
TOTAL JUST VALUE		277,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010191	REPLACEMENT	260,480	09/04/2024
B240008519		2,000	07/22/2024
3572	GARAGE	5,824	08/20/1986
3526	N/A	52,425	07/30/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0832/1571	5/06/1998	WD	Q	I		59,000
GRANTOR: THORNBERG WALTER M &						
GRANTEE: POWELL KEVIN & KYLI						
0722/0732	1/20/1995	WD	Q	I		72,700
GRANTOR: CRIBBS ELIZABETH PRIC						
GRANTEE: THORNBERG WALTER &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W39 S16 BAS=[YR=1993] W11 S48 E26 N18
USP=[YR=2007] E26 N6 W19 N4 W7 S10$ N10 E7 S4 E17 N24 W39$
E39 N16$.

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	504.00	SF	5.20	5.20	100	1980	1980	3	30	786	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1989	1989	3	20	4,032	
3	0681	POLE SHED	0	100	15	24	360.00	SF	15.00	15.00	100	1993	1993	3	20	1,080	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
5	0681	POLE SHED	0	100	0	0	370.00	SF	15.00	15.00	100	1999	1999	3	26	1,443	

LAND DESCRIPTION

TOTAL OB/XF 10,001

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	2.36	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,600							

REVIEW DATE 12/18/2024 BY WW Total Acres: 2.36 Total Land Value: 82,600 Market: 0 Agricultural: 0 Common: 82,600 PRINTED 07/30/2025 BY SYS