PT OF E1/2 OF NE1/4
IN OR 817 PG 743
R673854 & R673855

COLLEY KENNETH W JR & BETTY D
2647 BARBARA LANE
HILLIARD, FL 32046

2025

33-2N-23-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

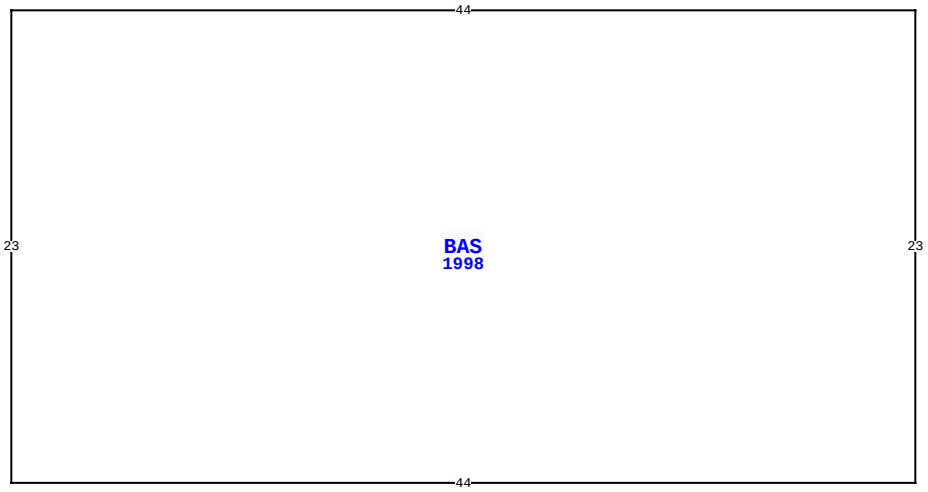
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,012	100	1998	1,012	28,660
TOTALS	1,012			1,012	28,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,012	118.0000	94.40	95,533	1986	1986	0	0	0	70.00	30.00

2 M/H 93- – 100% - 1999 Heated Area: 1012 HX Base Yr 1999



2647 BARBARA LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		28,660
TOTAL MARKET OB/XF VALUE		6,291
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		97,951
SOH/AGL Deduction		64,542
ASSESSED VALUE		33,409
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,409
TOTAL JUST VALUE		97,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982098	MH MOVE-ON	0	03/01/1998
8597	MH MOVE-ON	33,900	07/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0817/0743	12/18/1997	WD	Q	I		18,500
GRANTOR: DAY JAMES B & ROSE ME						
GRANTEE: COLLEY KENNETH JR &						
0568/0542	4/24/1989	WD	U	I	10	15,500
GRANTOR: WORTHAM JANICE E						
GRANTEE: CAVANY WM & TAMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W44 S23 E44 N23$.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	1988	1988	3	20	1,123	
2	0812	CONCRETE C	0	100	24	86	2,064.00	SF	4.00	4.00	100	1991	1991	3	59.5	4,912	
3	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 6,291

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	1.40	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.40 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS