PT OF E1/2 OF NE1/4
IN OR 1656/1612
ORDER VACATING C/TOR 1459/1910

GEORGE PAUL & AMANDA
2761 BARBARA LANE
HILLIARD, FL 32046

2025

33-2N-23-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

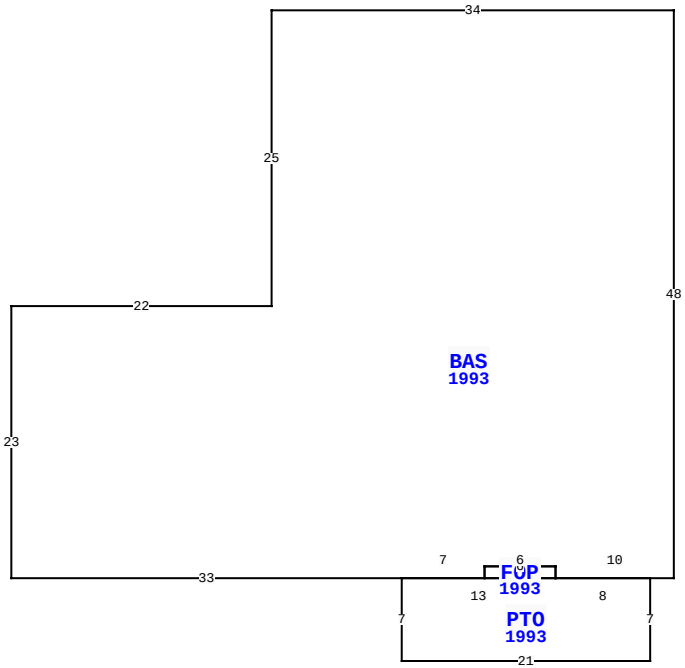
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	1993	2,132	54,545
FOP	6	30	1993	2	51
PTO	147	5	1993	7	179
TOTALS	2,285			2,141	54,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,141	106.6000	85.28	182,584	1974	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2011 Heated Area: 2132 HX Base Yr 2011



2761 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		54,775
TOTAL MARKET OB/XF VALUE		1,555
TOTAL LAND VALUE - MARKET		59,850
TOTAL MARKET VALUE		116,180
SOH/AGL Deduction		78,241
ASSESSED VALUE		37,939
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,939
TOTAL JUST VALUE		116,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1656/1612	12/15/2009	WD	U	I	12	20,000
GRANTOR: CITIBANK NA TRUSTEE						
GRANTEE: GEORGE PAUL & AMAND						
1656/1605	12/10/2009	QC	U	I	11	100
GRANTOR: BANK OF NEW YORK TRUS						
GRANTEE: CITIBANK NA TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S25 W22 S23 E33 PTO=[YR=1993] S7 E21 N7 W8
FOP=[YR=1993] N1 W6 S1E6$ W13$ E7 N1 E6 S1 E10 N48$.

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	22	14	308.00	SF	20.10	20.10	100	1970	1970	3	20	1,238	
2	0681	POLE SHED	0	100	16	15	240.00	SF	6.60	6.60	100	1950	1950	3	20	317	

LAND DESCRIPTION

TOTAL OB/XF 1,555

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	1.33	AC		1.00	1.00	1.00	45,000.00	45,000.00	59,850							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.33 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 07/30/2025 BY SYS