PT OF E1/2 OF NE1/4 RP1642
OR 182 PG 568

RUSER DANE W &/HALTER MARTHA
2721 BARBARA LN
HILLIARD, FL 32046-5609

2025

33-2N-23-0000-0001-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

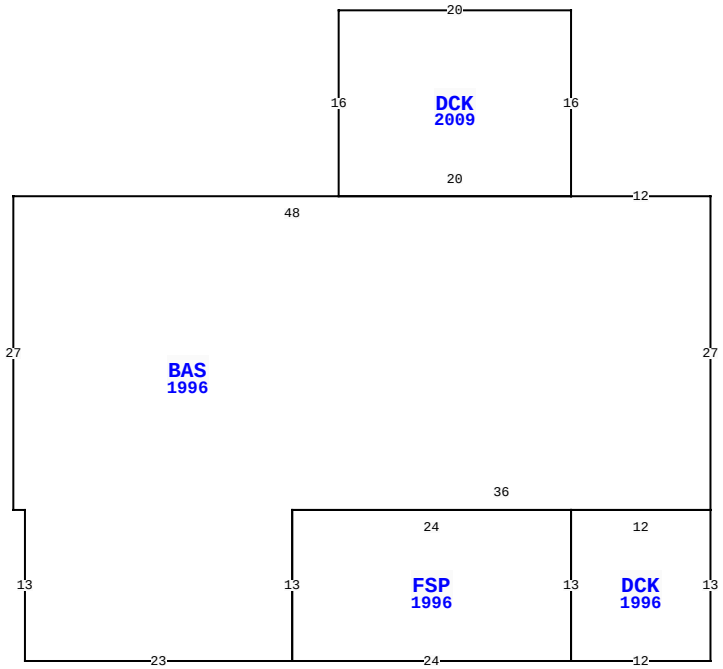
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	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	1,919	100	1996	1,919	71,640
DCK	156	15	1996	23	859
DCK	320	15	2009	48	1,792
FSP	312	60	1996	187	6,981
TOTALS	2,707			2,177	81,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,177	146.4000	124.44	270,906	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1919 HX Base Yr 2003



2721 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		109,005
TOTAL MARKET OB/XF VALUE		14,501
TOTAL LAND VALUE - MARKET		79,100
TOTAL MARKET VALUE		202,606
SOH/AGL Deduction		86,334
ASSESSED VALUE		116,272
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,550
TOTAL JUST VALUE		202,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/0156	10/20/2021	QC	U	I	11	100
GRANTOR: RUSER DANE W						
GRANTEE: RUSER DANE & MARTHA						
0182/0568	1/01/1974	AD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12DCK=[YR=2009] N16 W20 S16 E20 $ W48 S27 E1 S13 E23 FSP=[YR=1996] E24 DCK=[YR=1996] E12 N13 W12 S13 $ N13 W24 S13 $ N13 E36 N27 $.

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	1242	WD DECK A	0	100	8	7	56.00	SF	10.00	10.00	100	1989	1989	3	20	112	
2	0510	GARAGE WD-	0	100	12	67	804.00	SF	25.90	25.90	100	1973	1973	3	20	4,165	
3	0681	POLE SHED	0	100	20	24	480.00	SF	15.00	15.00	100	1998	1998	3	25	1,800	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	
5	0510	GARAGE WD-	0	100	36	10	360.00	SF	35.00	35.00	100	2011	2011	3	60	7,560	

LAND DESCRIPTION

TOTAL OB/XF 14,501

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	2.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,100							

REVIEW DATE 09/30/2020 BY TWA Total Acres: 2.26 Total Land Value: 79,100 Market: 0 Agricultural: 0 Common: 79,100 PRINTED 07/30/2025 BY SYS

PT OF E1/2 OF NE1/4 RP1642
OR 182 PG 568

RUSER DANE W &/HALTER MARTHA
2721 BARBARA LN
HILLIARD, FL 32046-5609

2025

33-2N-23-0000-0001-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

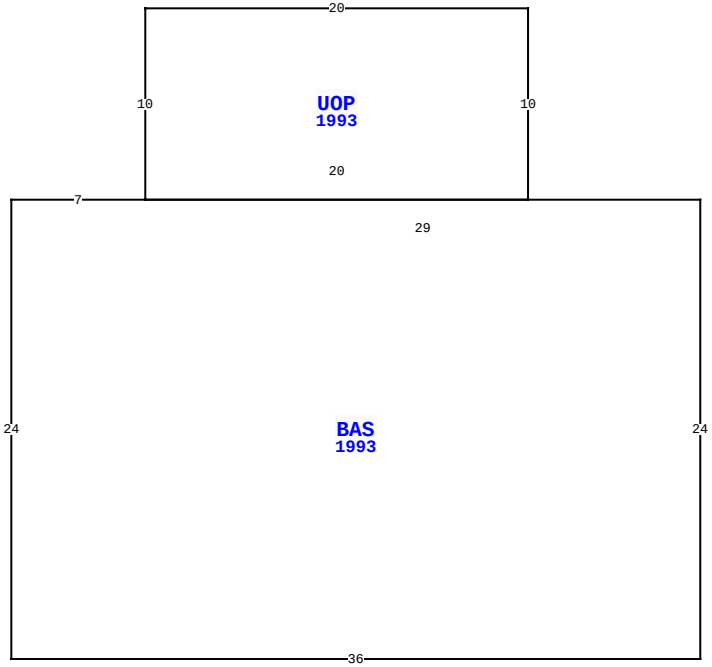
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	864	100	1993	864	9,707
UOP	200	30	1993	60	674
TOTALS	1,064			924	10,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	924	60.7253	22.47	20,762	1975	1975	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 864 HX Base Yr 2003



2721 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		109,005
TOTAL MARKET OB/XF VALUE		14,501
TOTAL LAND VALUE - MARKET		79,100
TOTAL MARKET VALUE		202,606
SOH/AGL Deduction		86,334
ASSESSED VALUE		116,272
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,550
TOTAL JUST VALUE		202,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/0156	10/20/2021	QC	U	I	11	100
GRANTOR: RUSER DANE W						
GRANTEE: RUSER DANE & MARTHA						
0182/0568	1/01/1974	AD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W20 S10 BAS=[YR=1993] W7 S24 E36 N24W29$ E20 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/30/2020 BY TWA Total Acres: 2.26 Total Land Value: 79,100 Market: 0 Agricultural: 0 Common: 79,100 PRINTED 07/30/2025 BY SYS

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HILLIARD, FL 32046-5609

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

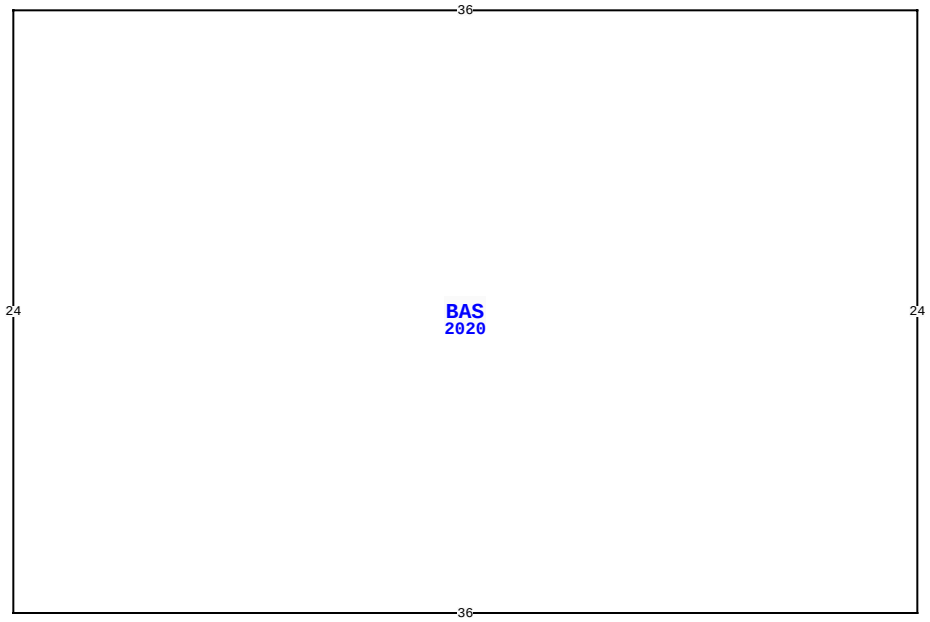
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2020	864	17,352
TOTALS	864			864	17,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	57.1320	21.14	18,265	2019	2019	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 0 Heated Area: 864 HX Base Yr 2003



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GRANTOR: RUSER DANE W						
GRANTEE: RUSER DANE & MARTHA						
0182/0568	1/01/1974	AD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W36 S24 E36 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/30/2020 BY TWA Total Acres: 2.26 Total Land Value: 79,100 Market: 0 Agricultural: 0 Common: 79,100 PRINTED 07/30/2025 BY SYS