PT OF E1/2 OF NE1/4 &
N1/2 OF SW1/4 OF NE1/4
IN OR 2543/569

MERCER BRADLEY
2674 BARBARA LN
HILLIARD, FL 32046

2025

33-2N-23-0000-0001-0300

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

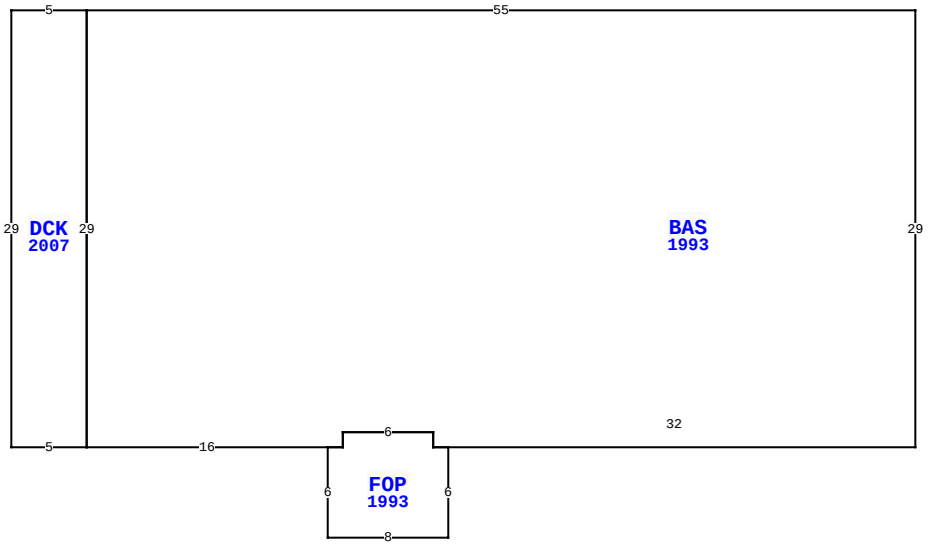
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1993	1,589	161,460
DCK	145	10	2007	14	1,422
FOP	54	30	1993	16	1,626
TOTALS	1,788			1,619	164,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	117.8100	117.81	190,734	1976	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1589 HX Base Yr 2024



BLD DATE	07/10/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

2674 BARBARA LN, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		164,508
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		210,228
SOH/AGL Deduction		16,870
ASSESSED VALUE		193,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,636
TOTAL JUST VALUE		210,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/0569	2/25/2022	WD	Q	I	01	220,000
GRANTOR: SMACK GINA JARRETT						
GRANTEE: MERCER BRADLEY						
1542/1981	12/27/2007	WD	Q	I	01	100
GRANTOR: JARRETT DONNIE D & JU						
GRANTEE: SMACK GINA JARRETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55DCK=[YR=2007] W5S29E5N29$ S29E16FOP
1993=S6E8N6 W1N1W6S1 W1$E1N1E6S1E32N29$.

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	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	1980	1980	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/03/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS