PT NE1/4 OF NW1/4
IN OR 2383/1606 & PT LOTS 2,3,4
CORNWALL SURVEY OF SEC 5-3N-24E

JOHNSON MICHELLE A &/CREWS RICHARD BENJAMIN
27312 ROOSTER LANE
HILLIARD, FL 32046

2026

05-3N-24-0000-0010-0010

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

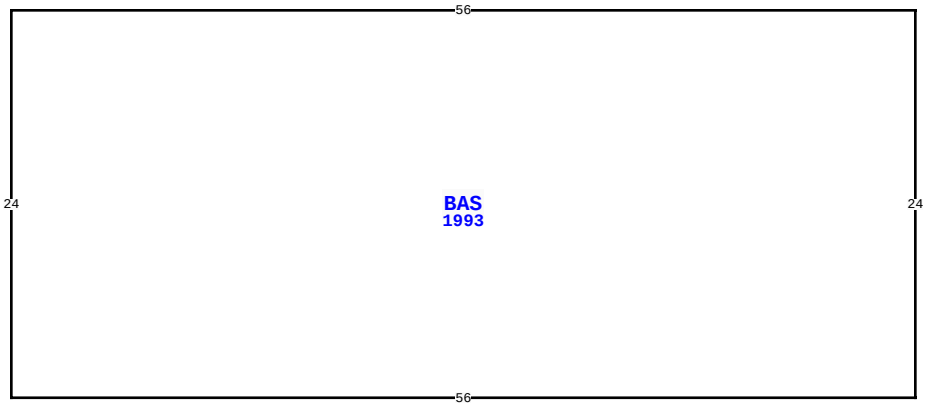
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	29,885
TOTALS	1,344			1,344	29,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	87.2000	74.12	99,617	1978	1978	0	0	0	70.00	30.00

1 M/H 93- 0% - 2021 Heated Area: 1344 HX Base Yr 2021



27312 ROOSTER LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,605
TOTAL MARKET OB/XF VALUE		4,811
TOTAL LAND VALUE - MARKET		123,548
TOTAL MARKET VALUE		189,964
SOH/AGL Deduction		63,760
ASSESSED VALUE		126,204
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		101,204
TOTAL JUST VALUE		189,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003128	MH MOVE-ON	0	06/01/2000
8001	MH MOVE-ON	10,000	12/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/337	7/17/2023	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: JOHNSON MICHELLE A						
2383/1606	8/05/2020	DG	U	I	11	100
GRANTOR: JOHNSON MERANDA LYNN						
GRANTEE: JOHNSON MICHELLE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24 $.

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	0510	GARAGE WD-	0	0	24	12	288.00	SF	26.25	26.25	100	2005	2005	3	32	2,419	
2	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	
3	0940	SHEDS/PORT	0	50	24	8	192.00	SF	30.00	30.00	100	1996	1996	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 4,811

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	50	0007	OR	0.00	0.00	8.67	AC		1.00	1.00	0.75	19,000.00	14,250.00	123,548							

REVIEW DATE 08/14/2023 BY WWA Total Acres: 8.67 Total Land Value: 123,548 Market: 0 Agricultural: 0 Common: 123,548 PRINTED 07/09/2026 BY SYS

PT NE1/4 OF NW1/4
IN OR 2383/1606 & PT LOTS 2,3,4
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HILLIARD, FL 32046

2026

05-3N-24-0000-0010-0010

BUILDING CHARACTERISTICS

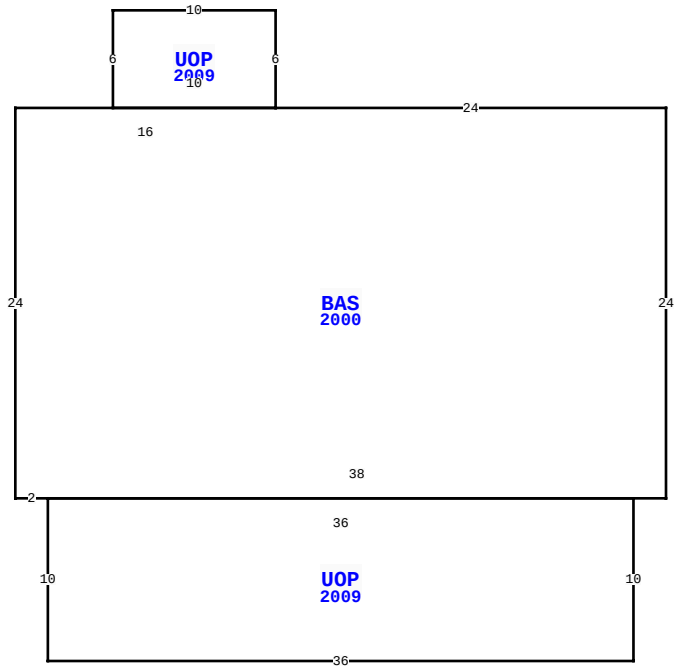
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	960	100	2000	960	28,593
UOP	60	25	2009	15	447
UOP	360	25	2009	90	2,681
TOTALS	1,380			1,065	31,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,065	116.8000	99.28	105,733	1989	1989	0	0	0	70.00	30.00

2 M/H 93- 50% - 2021 Heated Area: 960 HX Base Yr 2021



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27312 ROOSTER LN, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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2383/1606	8/05/2020	DG	U	I	11	100
GRANTOR: JOHNSON MERANDA LYNN						
GRANTEE: JOHNSON MICHELLE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 UOP=[YR=2009] N6 W10 S6 E10$ W16 S24 E2
UOP=[YR=2009] S10 E36 N10 W36$ E38 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 08/14/2023 BY WWA Total Acres: 8.67 Total Land Value: 123,548 Market: 0 Agricultural: 0 Common: 123,548 PRINTED 07/09/2026 BY SYS