IN OR 917/1122
RP 497828 & 2004 NOBI DW/MH
ESMT PT OR 1517/1233

BROWN DARLENE WILES
2659 HOMESTEAD LANE
HILLIARD, FL 32046

2026

10-2N-23-0000-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

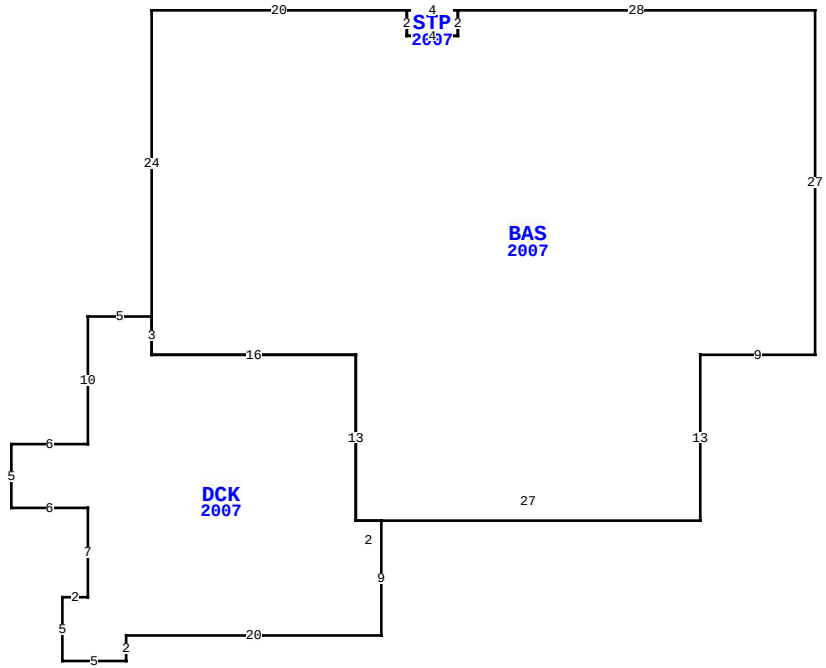
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	2007	1,747	92,137
DCK	541	15	2007	81	4,272
STP	8	10	2007	1	53
TOTALS	2,296			1,829	96,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,829	117.2000	105.48	192,923	2004	2004	0	0	0	50.00	50.00

2 M/H 94+ 100% - 2008 Heated Area: 1747 HX Base Yr 2008



2659 HOMESTEAD 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: 6	Tax Dist:	
BUILDING MARKET VALUE		112,668
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		384,668
SOH/AGL Deduction		222,581
ASSESSED VALUE		162,087
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,676
TOTAL JUST VALUE		384,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005960	CO ISSUED	0	05/11/2021
21004317	GARAGE	36,299	04/08/2021
21003337	MH MOVE-ON	0	03/19/2021
B21206	DEMOLITION OF MH	1,000	03/01/2008
C4994	CO ISSUED	0	09/01/2007
MH4994	MH MOVE-ON	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0917/1122	2/01/2000	WD	U	I	07	100
GRANTOR: KELLY FRANK &						
GRANTEE: KELLY FRANK & DARLE						
0904/1741	10/26/1999	WD	Q	I	01	7,900
GRANTOR: KELLY FRANK &						
GRANTEE: KELLY FRANK & DARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W28 STP=[YR=2007] W4 S2 E4 N2 $ S2 W4 N2 W20 S24 DCK=[YR=2007] W5 S10 W6 S5 E6 S7 W2 S5 E5 N2 E20 N9 W2 N13 W16 N3 $ S3 E16 S13 E27 N13 E9 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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0007	OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	260,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/09/2026 BY SYS

IN OR 917/1122
RP 497828 & 2004 NOBI DW/MH
ESMT PT OR 1517/1233

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HILLIARD, FL 32046

2026

10-2N-23-0000-0011-0010

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

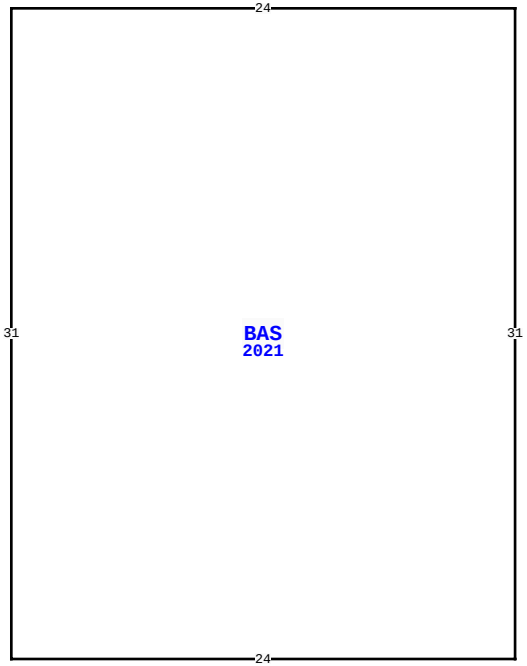
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	2021	744	16,206
TOTALS	744			744	16,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	744	58.1900	22.69	16,881	2021	2021	0	0	0	4.00	96.00

4 GARAGE RES 100% - 2008 Heated Area: 744 HX Base Yr 2008



2659 HOMESTEAD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,676
TOTAL JUST VALUE		384,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12703	OTHER	0	09/01/2007
E19883	ELEC OTHER	0	08/01/2007
M13225	MECH OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0917/1122	2/01/2000	WD	U	I	07	100
GRANTOR: KELLY FRANK &						
GRANTEE: KELLY FRANK & DARLE						
0904/1741	10/26/1999	WD	Q	I	01	7,900
GRANTOR: KELLY FRANK &						
GRANTEE: KELLY FRANK & DARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S31 E24 N31$.

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 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/09/2026 BY SYS