SW1/4 IN OR 2750/808

BULLARD CHRISTINE ELIZABETH
22477 LORI LANE
HILLIARD, FL 32046

2026

10-2N-23-0000-0015-0320

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04

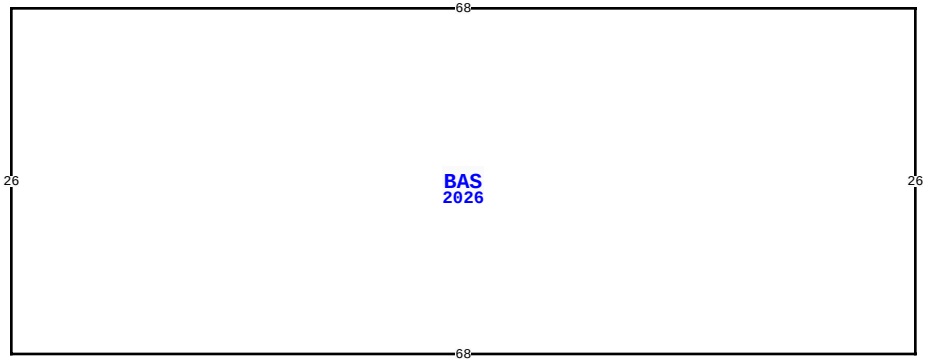
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	2026	1,768	196,260
TOTALS	1,768			1,768	196,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,768	127.1600	114.44	202,330	2022	2022	0	0	0	3.00	97.00

2 M/H 94+ 100% - 2026 Heated Area: 1768 HX Base Yr 2025



22477 LORI 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		196,260
TOTAL MARKET OB/XF VALUE		12,894
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		259,554
SOH/AGL Deduction		0
ASSESSED VALUE		259,554
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,143
TOTAL JUST VALUE		259,554
NCON VALUE		196,260
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008743			08/06/2025
MH240013626	REPLACEMENT DW MO	0	12/10/2024
22005268	GARAGE	22,634	04/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/808	9/24/2024	WD	U	I	30	51,400
GRANTOR: SWEAT DAVID						
GRANTEE: BULLARD CHRISTINE E						
1625/0036	5/21/2009	WD	Q	I	02	81,500
GRANTOR: SMITH ROLANDID & KATH						
GRANTEE: SWEAT DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E68 S26 W68 N26 $
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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	100	24	16	384.00	SF	35.00	35.00	100	1989	1989	3	20	2,688	
2	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2018	2018	3	81	10,206	

LAND DESCRIPTION

TOTAL OB/XF 12,894

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	1.26	AC		1.00	1.00	1.00	40,000.00	40,000.00	50,400							

REVIEW DATE 06/06/2025 BY WW Total Acres: 1.26 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 07/09/2026 BY SYS