PT GOVT LOT 2 OF SEC 27-2N-23E
IN OR 2708/585 (EX PT IN OR 2063
& E'LY 325 FT OF N'LY 135 FT)

ACKERMAN THOMAS & PENNY
10262 FORT CAROLINE ROAD
JACKSONVILLE, FL 32225

2026

27-2N-23-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

20036 GRANNY 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	153,000
TOTAL MARKET VALUE	153,000
SOH/AGL Deduction	0
ASSESSED VALUE	153,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,000
TOTAL JUST VALUE	153,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010236	N RES 503	387,300	09/11/2025
250009465	40X60 POLE BARN	79,440	08/22/2025
C5386	CO ISSUED	0	01/17/2012
E24172	NEW CONSTR	0	12/01/2011
MHU5386	MH MOVE-ON	0	12/01/2011
M16715	H/AC	0	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2811/270	8/25/2025	QC	U	V	11	100
GRANTOR: ACKERMAN THOMAS & PEN						
GRANTEE: ACKERMAN THOMAS & P						
2708/585	4/16/2024	WD	Q	I	05	244,000
GRANTOR: VINSON ESTHER W						
GRANTEE: ACKERMAN THOMAS & P						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0	0005	OR	0.00	0.00	11.25	AC		1.00	1.00	0.80	17,000.00	13,600.00	153,000							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 11.25 Total Land Value: 153,000 Market: 0 Agricultural: 0 Common: 153,000 PRINTED 07/09/2026 BY SYS