S165 FT OF N330 FT OF S1980 FT
OF W1/4 OF NW1/4
IN OR 2208/949

THOMPSON NELLIE &/ROWELL JAMES
20212 GRANNY LANE
HILLIARD, FL 32046

2026

27-2N-23-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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

20212 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	23,834
TOTAL LAND VALUE - MARKET	133,840
TOTAL MARKET VALUE	157,674
SOH/AGL Deduction	30,518
ASSESSED VALUE	127,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,156
TOTAL JUST VALUE	157,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/0949	4/26/2014	QC	U	I	11	100
GRANTOR: ROWELL HILTON ROBERT						
GRANTEE: THOMPSON NELLIE & J						
0676/0166	2/26/1993	WD	Q	I	01	100
GRANTOR: KIRKLAND & ROWELL						
GRANTEE: ROWELL HILTON & S						

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
1	0351	CARPORT MT	0	0	32	20	640.00	SF	10.00	10.00	100	1961	1961	3	20	1,280	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
4	0351	CARPORT MT	0	0	34	32	1,088.00	SF	10.00	10.00	100	2025	2024		97	10,554	

LAND DESCRIPTION

TOTAL OB/XF 23,834

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	4.78	AC		1.00	1.00	1.00	28,000.00	28,000.00	133,840							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.78 Total Land Value: 133,840 Market: 0 Agricultural: 0 Common: 133,840 PRINTED 07/09/2026 BY SYS