PT GOVT LOT 2 OF SEC 27-2N-23E
IN OR 2715/1513

HIGGINBOTHAM TRENTON ADAM & ANNA CHRISTINE
20020 GRANNY LANE
HILLIARD, FL 32046

2026

27-2N-23-0000-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

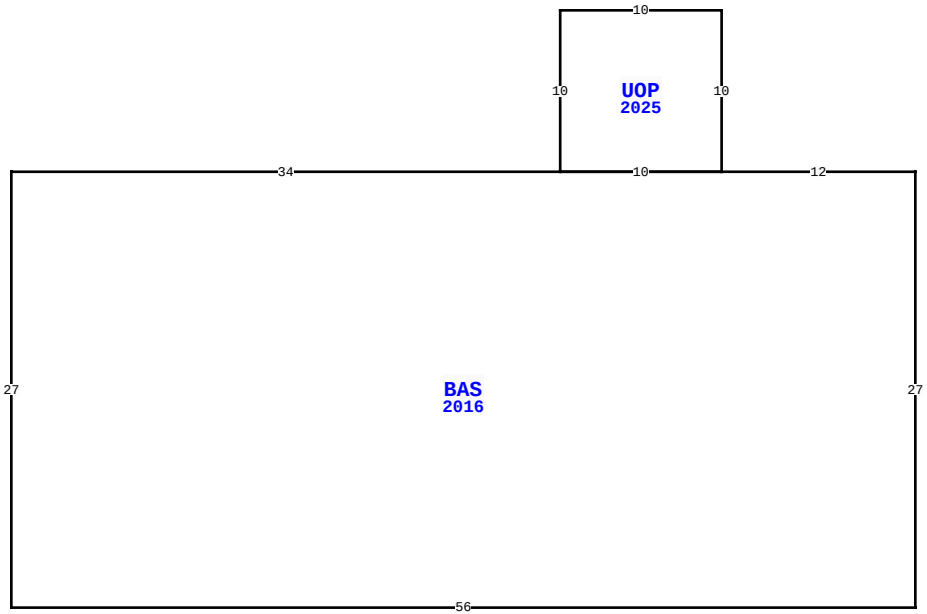
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	1,512	100	2016	1,512	143,292
UOP	100	25	2025	25	2,369
TOTALS	1,612			1,537	145,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,537	140.4000	126.36	194,215	2010	2016	0	0	0	25.00	75.00

1 M/H 94+ 100% - 2025 Heated Area: 1512 HX Base Yr 2025



20020 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		145,661
TOTAL MARKET OB/XF VALUE		2,912
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		188,573
SOH/AGL Deduction		0
ASSESSED VALUE		188,573
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,162
TOTAL JUST VALUE		188,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1513	5/31/2024	WD	Q	I	01	234,000
GRANTOR: KNIGHT GEORGE BRADLEY						
GRANTEE: HIGGINBOTHAM TRENTO						
2063/836	7/29/2016	CN	Q	I	01	89,000
GRANTOR: VINSON AARON L V & ES						
GRANTEE: KNIGHT GEORGE BRADL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W12 W10 W34 S27 E56 N27 $
UOP=[YR=2025;ORIG=-22,0] E10 N10 W10 S10 $
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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	0350	CARPORT WD	0	100	28	16	448.00	SF	13.00	13.00	100	2013	2013	3	50	2,912	

LAND DESCRIPTION

TOTAL OB/XF 2,912

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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS