SE1/4 OF NW1/4 R674076
IN OR 1455/116

LAWSON CARMEN BERNICE
20032 JAGUAR DRIVE
HILLIARD, FL 32046

2026

27-2N-23-0000-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

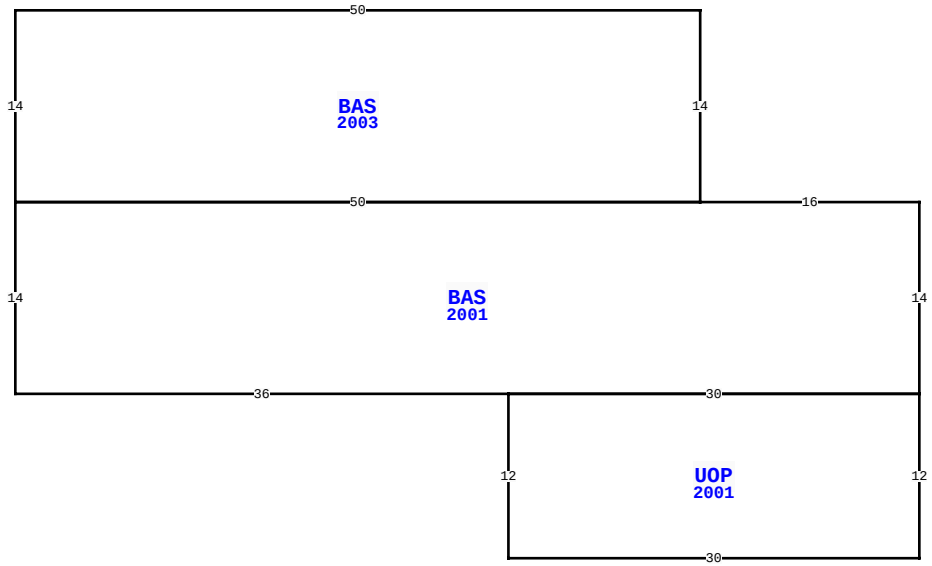
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	924	100	2001	924	25,965
BAS	700	100	2003	700	19,671
UOP	360	25	2001	90	2,529
TOTALS	1,984			1,714	48,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,714	110.2000	93.67	160,550	1991	1991	0	0	0	70.00	30.00

1 M/H 93- 100% - 2002 Heated Area: 1624 HX Base Yr 2002



20032 JAGUAR DR, 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		48,165
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		88,165
SOH/AGL Deduction		41,963
ASSESSED VALUE		46,202
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,202
TOTAL JUST VALUE		88,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/0116	10/27/2006	QC	Q	I	01	100
GRANTOR: LAWSON CARMEN B & WIL						
GRANTEE: LAWSON CARMEN BERNI						
1040/1080	2/26/2002	QC	U	I	07	100
GRANTOR: REGISTER LEE C & BERN						
GRANTEE: LAWSON CARMEN & WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 BAS=[YR=2003] N14 W50 S14 E50$ W50 S14 E36
UOP=[YR=2001] S12 E30 N12 W30$ E30 N14 $.

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	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 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS