PT OF NE1/4 OF SW1/4
IN OR 1549/245
(EX PT IN OR 2529/1793)

MUMFORD MELISSA D & HARRY J
2527 JIMMY CONNER PLACE
BRYCEVILLE, FL 32009

2026

27-2N-23-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

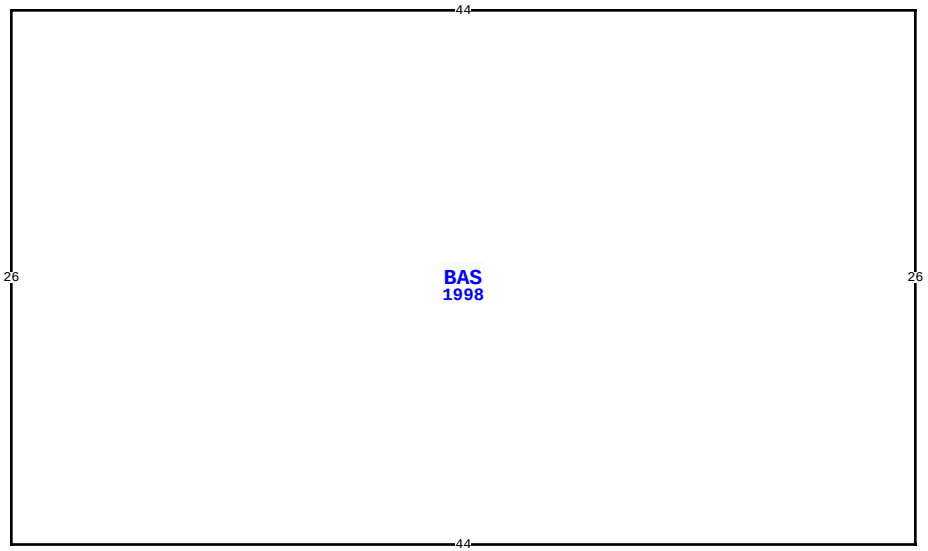
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,144	100	1998	1,144	36,057
TOTALS	1,144			1,144	36,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,144	123.6000	105.06	120,189	1986	1986	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 1144 HX Base Yr



2974 JANE 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	36,057
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	70,040
TOTAL MARKET VALUE	108,057
SOH/AGL Deduction	905
ASSESSED VALUE	107,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,152
TOTAL JUST VALUE	108,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	02/01/1998
MHU95846	MH MOVE-ON	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/0245	2/01/2008	WD	U	I	24	60,000
GRANTOR: CHESTNUT MARK P/R						
GRANTEE: MUMFORD MELISSA D &						
0820/1705	1/28/1998	WD	Q	I	05	23,500
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: MOORE SHIRLEY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W44 S26 E44 N26$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	2.06	AC		1.00	1.00	1.00	34,000.00	34,000.00	70,040							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.06 Total Land Value: 70,040 Market: 0 Agricultural: 0 Common: 70,040 PRINTED 07/09/2026 BY SYS