

PT OF NE1/4 OF SW1/4
PARCELS 6-6 & 6-7
IN OR 2193/1522

RESTER KENNETH & LESLEY
3024 JANE LANE
HILLIARD, FL 32046

2026

27-2N-23-0000-0006-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	810	100	1993	810	98,187
FOP	192	30	1993	58	7,030
FOP	80	30	2017	24	2,910
FUS	810	100	1993	810	98,187
TOTALS	1,892			1,702	206,314

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	4.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,702	102.6000	142.61	242,722	1989	1994	0	0
1 SNGL FAM 100% - 2019 Heated Area: 1620 HX Base Yr 2019									
3024 JANE LN, HILLIARD									

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/12/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
579									

Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		206,314	
TOTAL MARKET OB/XF VALUE		579	
TOTAL LAND VALUE - MARKET		112,000	
TOTAL MARKET VALUE		318,893	
SOH/AGL Deduction		132,694	
ASSESSED VALUE		186,199	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		134,788	
TOTAL JUST VALUE		318,893	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,082	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008003	REPAIR/RRF	6,540	12/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2193/1522	4/20/2018	WD	Q	I	01	215,000	
GRANTOR: ARNOLD TROY A & DOROT							
GRANTEE: RESTER KENNETH & LE							
0680/1015	5/10/1993	WD	Q	I		79,900	
GRANTOR: BRADBURY PHYLLIS D							
GRANTEE: ARNOLD TROY &DOROTH							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
FOP=[YR=2017] W8 BAS=[YR=1993] W30 S14 FOP=[YR=1993] W6
S18E20 N6 W14 N12\$ S12 E17 D3 R3 E7 U3 R3 N26\$ S10 E8
N10\$ PTR=E15 FUS=[YR=1993] E30 S26 L3 D3 W7 U3 L3 W17
N26\$ W15\$.

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 112,000 PRINTED 07/09/2026 BY SYS