IN OR 1865/1530 EX R/W
ESMT IN OR 2752/1646

BENNETT LIVING TRUST/BENNETT LEONARD J TRUSTEE
3284 BARBARA LN
HILLIARD, FL 32046

2026

27-2N-23-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

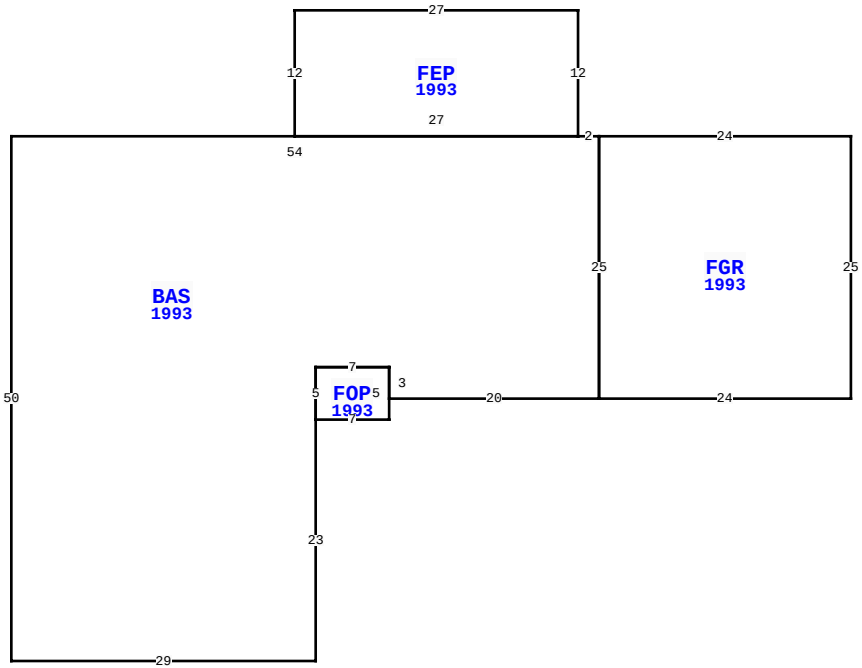
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,104	100	1993	2,104	188,481
FEP	324	80	1993	259	23,202
FGR	600	55	1993	330	29,562
FOP	35	30	1993	10	896
TOTALS	3,063			2,703	242,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,703	120.3360	126.35	341,524	1973	1983	0	0	0	29.10	70.90

1 SINGLE FAM 100% - 0 Heated Area: 2104 HX Base Yr 1974



3284 BARBARA 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		242,141
TOTAL MARKET OB/XF VALUE		48,288
TOTAL LAND VALUE - MARKET		154,980
TOTAL MARKET VALUE		445,409
SOH/AGL Deduction		267,088
ASSESSED VALUE		178,321
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		121,910
TOTAL JUST VALUE		445,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414227	REPAIR/RRF	7,500	12/01/2014
B029906	GARAGE	22,680	07/01/2002
5773	SWIM POOL	12,597	05/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/1530	6/20/2013	WD	U	I	11	100

GRANTOR: BENNETT LEONARD JAMES
GRANTEE: BENNETT LIVING TRUS

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W2 FEP=[YR=1993] N12 W27 S12E27$ W54 S50 E29 N23 FOP=[YR=1993] E7 N5W7 S5 $ N5 E7 S3 E20 N25$ S25 E24 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.2	1,092	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	23.45	23.45	100	1971	1971	3	20	2,701	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	1989	1989	03	85	34,000	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1990	1990	3	20	818	
6	2701	QUONSET GD	0	100	48	28	1,344.00	SF	15.00	15.00	100	2003	2003	3	48	9,677	

LAND DESCRIPTION

TOTAL OB/XF 48,288

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	21,000							
2	000100	C	RES	100		OR	0.00	0.00	6.38	AC		1.00	1.00	1.00	21,000.00	21,000.00	133,980							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.38 Total Land Value: 154,980 Market: 0 Agricultural: 0 Common: 154,980 PRINTED 07/09/2026 BY SYS