PT SEC 27-2N-23E
IN OR 2802/350

PADGETT CHRISTINA & ADAM
3038 BARBARA LN
HILLIARD, FL 32046

2026

27-2N-23-0000-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

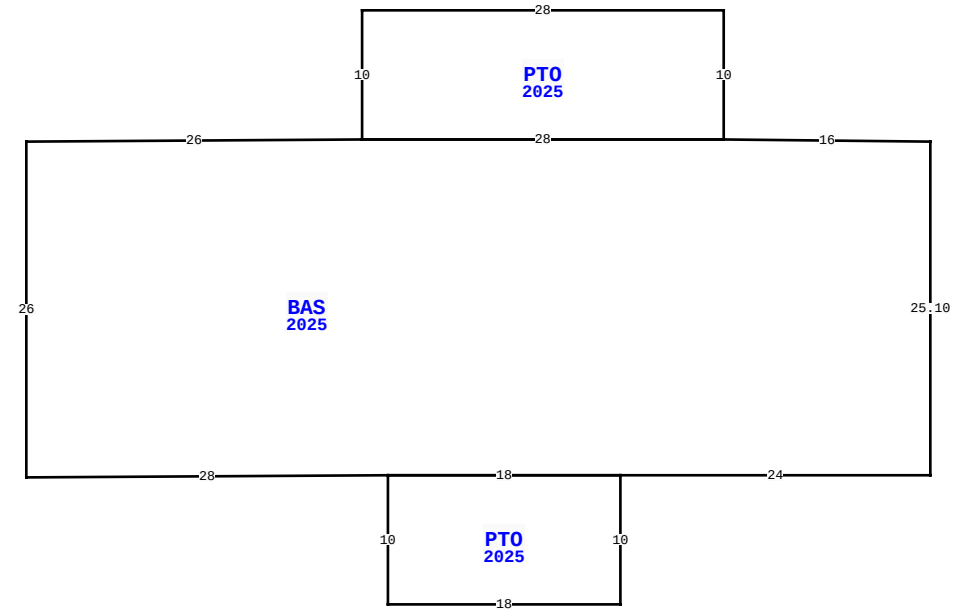
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,819	100	2025	1,819	189,301
PTO	180	5	2025	9	937
PTO	280	5	2025	14	1,457
TOTALS	2,279			1,842	191,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,842	116.8000	105.12	193,631	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2026 Heated Area: 1819 HX Base Yr



3038 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	191,695
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,580
TOTAL MARKET VALUE	289,275
SOH/AGL Deduction	0
ASSESSED VALUE	289,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,275
TOTAL JUST VALUE	289,275
NCON VALUE	191,695
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003012	REPLACE EXISTING	0	03/25/2025
240013067	REPLACE EXISTING		11/20/2024
B230015944		3,000	12/13/2023
B230014407		3,000	11/08/2023
B230014400		3,000	11/08/2023
B230014405		3,000	11/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/350	7/11/2025	WD	Q	I	02	339,900
GRANTOR: RIVER OAK PROPERTY GR						
GRANTEE: PADGETT CHRISTINA &						
2742/1650	10/11/2024	QC	U	V	11	100
GRANTOR: RIVER OAK PROPERTY GR						
GRANTEE: RIVER OAK PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=38,11.2] U0.2R26 E28 D0.2R16 S25.10 W24 W18 D0.2L28 N26 $
PTO=[YR=2025;ORIG=64,11] N10 E28 S10 W28 $
PTO=[YR=2025;ORIG=66,37] E18 S10 W18 N10 $
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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

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	0	0005	OR	0.00	0.00	2.87	AC		1.00	1.00	1.00	34,000.00	34,000.00	97,580							

REVIEW DATE 12/18/2024 BY WWA Total Acres: 2.87 Total Land Value: 97,580 Market: 0 Agricultural: 0 Common: 97,580 PRINTED 07/09/2026 BY SYS