

IN OR 1453/1969
EX FRACTIONAL PT OR 720/1234
R433522 & R433523

WILAND MARY JANE
2816 JANE LANE
HILLIARD, FL 32046

2026

27-2N-23-0000-0007-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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	1,504	100	1993	1,504	47,403
FCP	392	25	1993	98	3,089
FEP	528	85	1993	449	14,152
FOP	120	30	1993	36	1,135
UOP	8	25	1993	2	63

TOTALS 2,552 2,089 65,841

EXTRA FEATURES

L N	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	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
2	0511	GARAGE CB-	0	0	24	624.00	SF	40.00	40.00	100	1993	1993	3	62	15,475	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.03	AC		1.00	1.00	1.00	34,000.00	34,000.00	69,020							

REVIEW DATE 03/01/2024 BY WWA

MARKET ADJUSTMENTS														TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 M/H 93- 0% - 0														0820	02	2,089	123.6000	105.06	219,470	1990	1990	0	0	0	70.00	30.00
Heated Area: 1953														HX Base Yr												

2860 JANE LN, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/12/2026 MLU

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		65,841	
TOTAL MARKET OB/XF VALUE		17,715	
TOTAL LAND VALUE - MARKET		69,020	
TOTAL MARKET VALUE		152,576	
SOH/AGL Deduction		27,448	
ASSESSED VALUE		125,128	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		125,128	
TOTAL JUST VALUE		152,576	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		152,367	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93538	XFOB	10,608	11/11/1993
8147	MH MOVE-ON	31,900	04/23/1990
7624	MH MOVE-ON	11,000	01/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1969	10/23/2006	QC	Q	I	06	100

GRANTOR: HETZ KARL T & MARY V

GRANTEE: WILAND MARY JANE

1453/1965 10/23/2006 WD U I 07 100

GRANTOR: WILAND WALTER R & MAR

GRANTEE: WILAND WALTER R & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 FCP=[YR=1993] W14 S28 E14 FOP=[YR=1993] S12 E10 FEP=[YR=1993] E44 N12 W15 UOP=[YR=1993] N2W4 S2 E4 \$ W29 S12\$ N12 W10\$ N28\$ S28 E35 N2 E4 S2 E15 N28\$.

Total Acres: 2.03 Total Land Value: 69,020 Market: 0 Agricultural: 0 Common: 69,020 PRINTED 07/09/2026 BY SYS