PT S1/2 OF SW1/4
IN OR 2706/1786

HARSHMAN TRENT ELTON & KAILYN CHERIE
2748 JANE LANE
HILLIARD, FL 32046

2026

27-2N-23-0000-0007-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 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	08	SHT VINYL 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
Quality	03	Quality Level 03

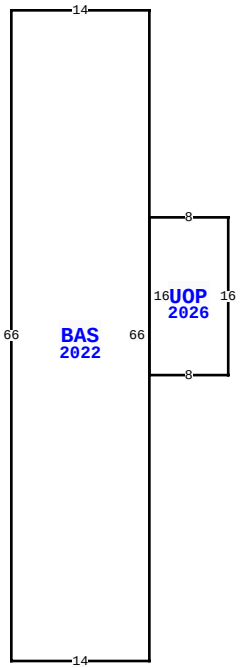
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2022	924	39,660
UOP	128	25	2026	32	1,373
TOTALS	1,052			956	41,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	956	105.2000	89.42	85,486	1993	2003	0	0	0	52.00	48.00

1 M/H 93- 100% - 2025 Heated Area: 924 HX Base Yr 2025



2748 JANE LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		50,802
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,400
TOTAL MARKET VALUE		125,202
SOH/AGL Deduction		0
ASSESSED VALUE		125,202
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,791
TOTAL JUST VALUE		125,202
NCON VALUE		9,769
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002827	INSTALL 20X20 STE	25,940	03/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/1786	4/09/2024	WD	Q	I	01	147,000
GRANTOR: BRANTLY FRANCES RENEE						
GRANTEE: HARSHMAN TRENT ELTO						
2706/1783	1/24/2024	WD	U	I	11	100
GRANTOR: GOODWIN NORMAN & LILL						
GRANTEE: BRANTLY FRANCES REN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W14 S66 E14 N66 $
UOP=[YR=2026;ORIG=0,21] E8 S16 W8 N16 $
.

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	100		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	40,000.00	40,000.00	74,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.86 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

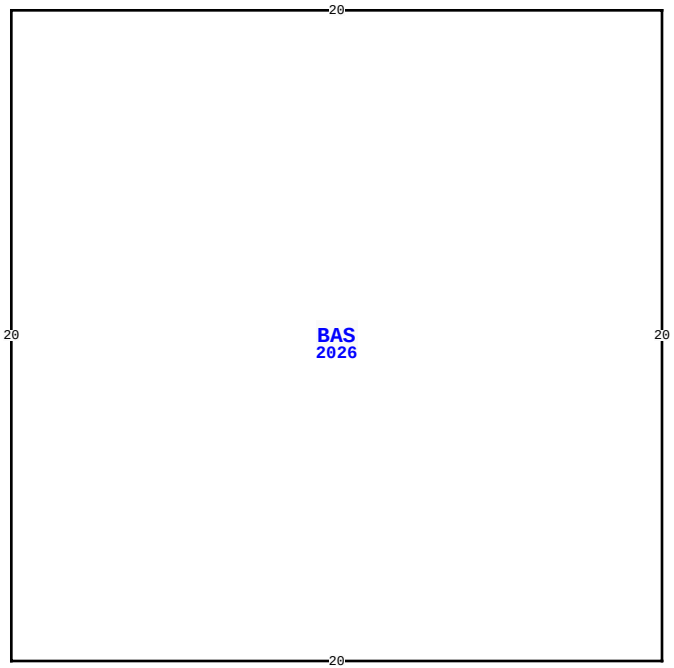
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2026	400	9,769
TOTALS	400			400	9,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	63.2500	24.67	9,868	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 400 HX Base Yr 2025



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GRANTEE: HARSHMAN TRENT ELTO						
2706/1783	1/24/2024	WD	U	I	11	100
GRANTOR: GOODWIN NORMAN & LILL						
GRANTEE: BRANTLY FRANCES REN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=60,10] E20 S20 W20 N20 $
.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.86 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 07/09/2026 BY SYS