LOTS 17 & 18 (EX DOT R/W IN OR 450/390) OF ST MARYS HEIGHTS SUB PBK 3/36 & PT OF

GANEY SANDRA SUE
28183 HUMBLE LANE
HILLIARD, FL 32046

**2026**

**30-4N-24-2740-0017-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | | N/A 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 | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

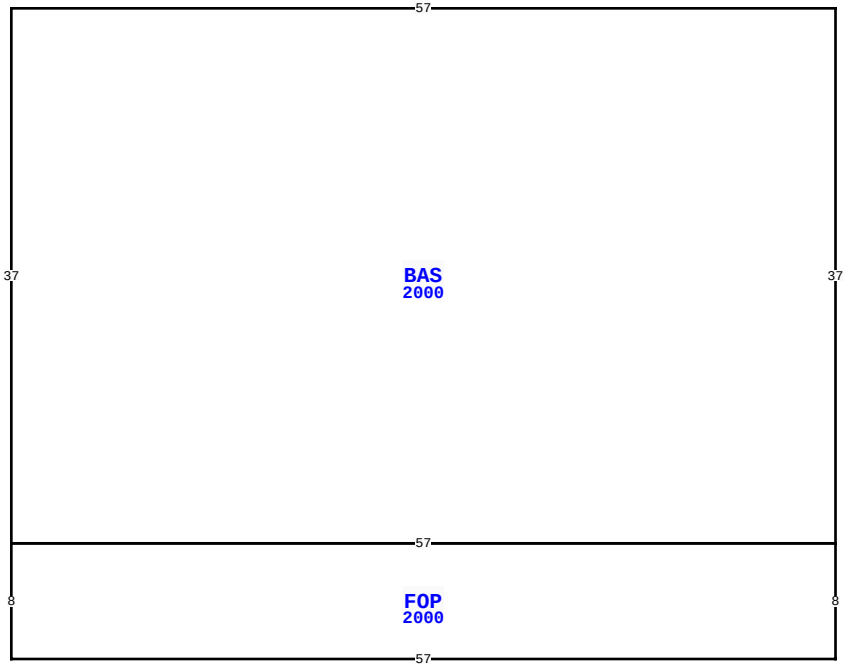
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,109 | 100 | 2000 | 2,109 | 224,785 |
| FOP | 456 | 30 | 2000 | 137 | 14,602 |
| TOTALS | 2,565 | | | 2,246 | 239,387 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,246 | 94.3740 | 131.18 | 294,630 | 2000 | 2000 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SNGL FAM 100% - 2001 Heated Area: 2109 HX Base Yr 2001




28183 HUMBLE 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: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 239,387 |
| TOTAL MARKET OB/XF VALUE | | 13,027 |
| TOTAL LAND VALUE - MARKET | | 112,140 |
| TOTAL MARKET VALUE | | 364,554 |
| SOH/AGL Deduction | | 178,317 |
| ASSESSED VALUE | | 186,237 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 134,826 |
| TOTAL JUST VALUE | | 364,554 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 349,711 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0108031 | NEW CONSTR | 0 | 03/01/2001 |
| P004011 | NEW CONSTR | 0 | 05/01/2000 |
| B996528 | NEW CONSTR | 93,184 | 10/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0957/0240 | 11/06/2000 | QC | Q | V | 01 | 100,000 |
| GRANTOR: GANEY SANDRA SUE & JE | | | | | | |
| GRANTEE: GANEY SANDRA S | | | | | | |
| 0887/0882 | 6/16/1999 | QC | Q | V | 01 | 100 |
| GRANTOR: GANEY JERRY LEWIS SR | | | | | | |
| GRANTEE: GANEY SANDRA SUE & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W57 S37 FOP=[YR=2000] S8 E57 N8 W57$ E57 N37$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 81 | 2,835 | |
| 2 | 0200 | BARN WD 0- | 0 | 100 | 51 | 36 | 1,836.00 | SF | 20.00 | 20.00 | 100 | 2001 | 2001 | 3 | 27 | 9,914 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 8 | 8 | 64.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 29 | 278 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,027

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0004 | OR | 0.00 | 0.00 | 5.34 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 112,140 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.34 Total Land Value: 112,140 Market: 0 Agricultural: 0 Common: 112,140 PRINTED 07/09/2026 BY SYS