PT OF E1/2 OF NE1/4
IN OR 2145/1901
1998 HOME OF MERT DW/MH

FOWLER KATRINA & STEVEN
2803 BARBARA LANE
HILLIARD, FL 32046

2026

33-2N-23-0000-0001-0180

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	14	CARPET 90
Interior Floo	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	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 09

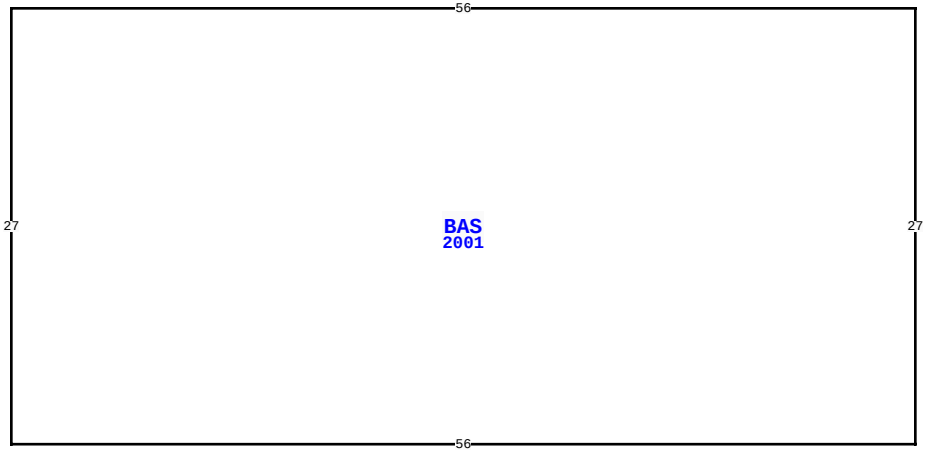
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2001	1,512	67,214
TOTALS	1,512			1,512	67,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	141.1200	127.01	192,039	1998	1998	0	0	0	65.00	35.00

2 M/H 94+ 100% - 2018 Heated Area: 1512 HX Base Yr 2018



2803 BARBARA LN, HILLIARD

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

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	1998	1998	3	79	2,765	
2	0510	GARAGE WD-	0	100	18	25	450.00	SF	35.00	35.00	100	2008	2008	3	44	6,930	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		67,214
TOTAL MARKET OB/XF VALUE		9,695
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		140,909
SOH/AGL Deduction		62,599
ASSESSED VALUE		78,310
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,899
TOTAL JUST VALUE		140,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972017	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/1901	8/31/2017	WD	Q	I	01	90,000
GRANTOR: MOORE MASON & ADRIANN						
GRANTEE: FOWLER KATRINA & ST						
1860/1066	6/06/2013	WD	Q	I	02	82,000
GRANTOR: HIGGINBOTHAM TONY C &						
GRANTEE: MOORE MASON & ADRIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,695

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	0005	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	40,000.00	40,000.00	64,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 07/09/2026 BY SYS