PT OF E1/2 OF NE1/4
IN OR 2075/1431
1994 CHAP DWMH

STARLING DUSTIN &/GREEN SAMANTHA
2583 BARBARA LN
HILLIARD, FL 32046

2026

33-2N-23-0000-0001-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

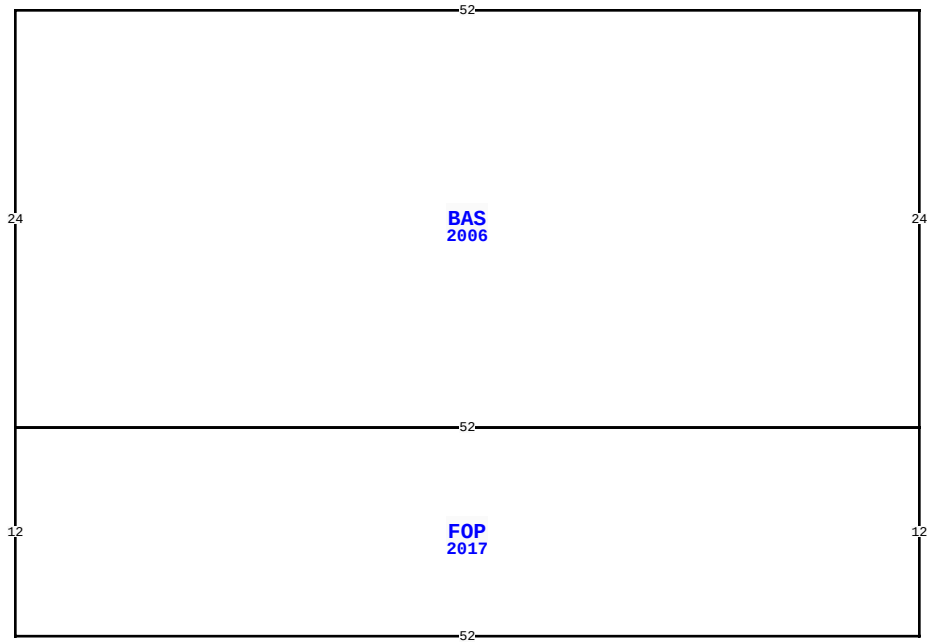
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2006	1,248	55,172
FOP	624	30	2017	187	8,267
TOTALS	1,872			1,435	63,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,435	122.8000	110.52	158,596	1994	1999	0	0	0	60.00	40.00

1 M/H 94+ 100% - 2017 Heated Area: 1248 HX Base Yr 2017



2583 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		63,438
TOTAL MARKET OB/XF VALUE		3,245
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		106,683
SOH/AGL Deduction		41,552
ASSESSED VALUE		65,131
TOTAL EXEMPTION VALUE	HX HB	40,131
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2075/1431	9/27/2016	WD	U	I	30	17,100
GRANTOR: GREEN BONNIE G						
GRANTEE: STARLING DUSTIN & S						
2075/0502	8/22/2016	QC	U	I	11	100
GRANTOR: GREEN AVERY T JR & VI						
GRANTEE: GREEN BONNIE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S24 FOP=[YR=2017] S12 E52 N12 W52$ E52 N24$.

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	0350	CARPORT WD	0	100	24	16	384.00	SF	13.00	13.00	100	2016	2016	3	65	3,245	

LAND DESCRIPTION

TOTAL OB/XF 3,245

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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS