PT SW1/4 OF SW1/4 OF
SEC 3-1N-23E IN OR 2034/828

FASAN SHANNON HOPE & JUSTIN G/
17306 LANDSEND DR
HILLIARD, FL 32046

2023

03-1N-23-0000-0008-0120

NASSAU COUNTY PROPERTY

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 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

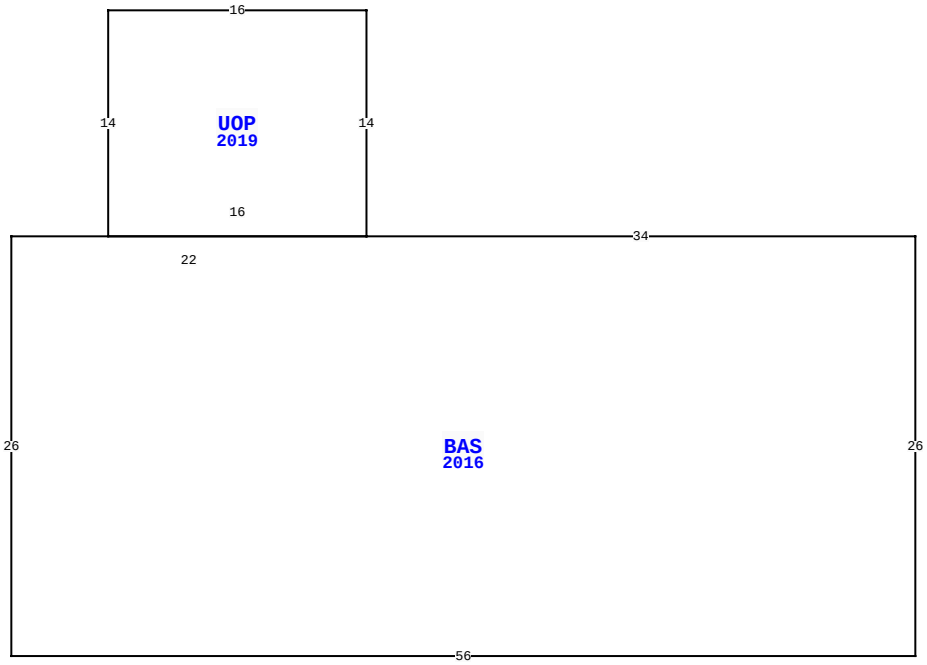
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	107,139
UOP	224	25	56	4,121
TOTALS	1,680		1,512	111,259

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	116.8000	81.76	123,621	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2017 Heated Area: 1456 HX Base Yr 2017



17306 LANDSEND DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		111,259
TOTAL MARKET OB/XF VALUE		1,476
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		142,735
SOH/AGL Deduction		50,806
ASSESSED VALUE		91,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,929
TOTAL JUST VALUE		142,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165727	MH MOVE-ON	0	04/29/2016
MH165727	CO ISSUED	0	04/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2034/0828	3/11/2016	WD	U	V	30	100
GRANTOR: MALLARD SHANNON H N/K						
GRANTEE: FASAN SHANNON HOPE						
1773/1501	10/31/2011	WD	U	V	11	100
GRANTOR: TANNER IRIS						
GRANTEE: MALLARD SHANNON H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W34 UOP=[YR=2019] N14 W16 S14 E16$ W22 S26 E56 N26$.

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	1242	WD DECK A	0	100	15	12	180.00	SF	10.00	10.00	100	2017	2017	3	82	1,476	

LAND DESCRIPTION

TOTAL OB/XF 1,476

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/12/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS