LOT 43 & PT OF LOT 22
LYING E OF GOODWIN RD
IN OR 2025/1033

VANZANT KINSEY
17103 MCINTOSH RD
HILLIARD, FL 32046

2023

14-3N-23-2020-0043-0000

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	13	LVT/LAMNT 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

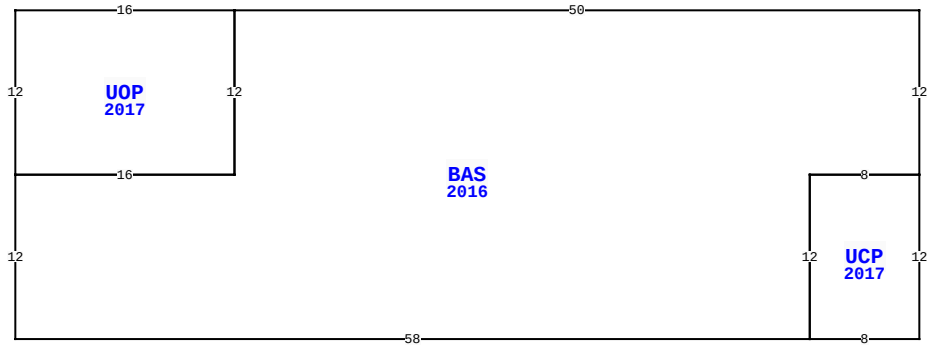
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	31,186
UCP	96	20	19	457
UOP	192	25	48	1,155
TOTALS	1,584		1,363	32,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,363	123.4000	80.21	109,326	1984	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1296 HX Base Yr 2018



27640 GOODWIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,798
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		204,250
TOTAL MARKET VALUE		237,048
SOH/AGL Deduction		125,304
ASSESSED VALUE		111,744
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,744
TOTAL JUST VALUE		237,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165789	CO ISSUED	0	01/06/2017
MH165789	MH MOVE-ON	0	10/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/1033	1/13/2016	WD	Q	V	01	41,000

GRANTOR: CCRC WOODLANDS LTD ET
GRANTEE: VANZANT KINSEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W50 UOP=[YR=2017] W16 S12 E16 N12$ S12 W16 S12 E58 UCP=[YR=2017] E8 N12 W8 S12$ N12 E8 N12$.

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	000102	C	SFR/MH	100			0.00	0.00	10.75	AC		1.00	1.00	1.00	19,000.00	19,000.00	204,250							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 10.75 Total Land Value: 204,250 Market: 0 Agricultural: 0 Common: 204,250 PRINTED 08/02/2023 BY SYS