PT OF SW1/4
IN OR 857/420
R673596 & R673597

MILLER JASPER N III & CYLEITA/
17301 LANDS END
HILLIARD, FL 32046

2025

03-1N-23-0000-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

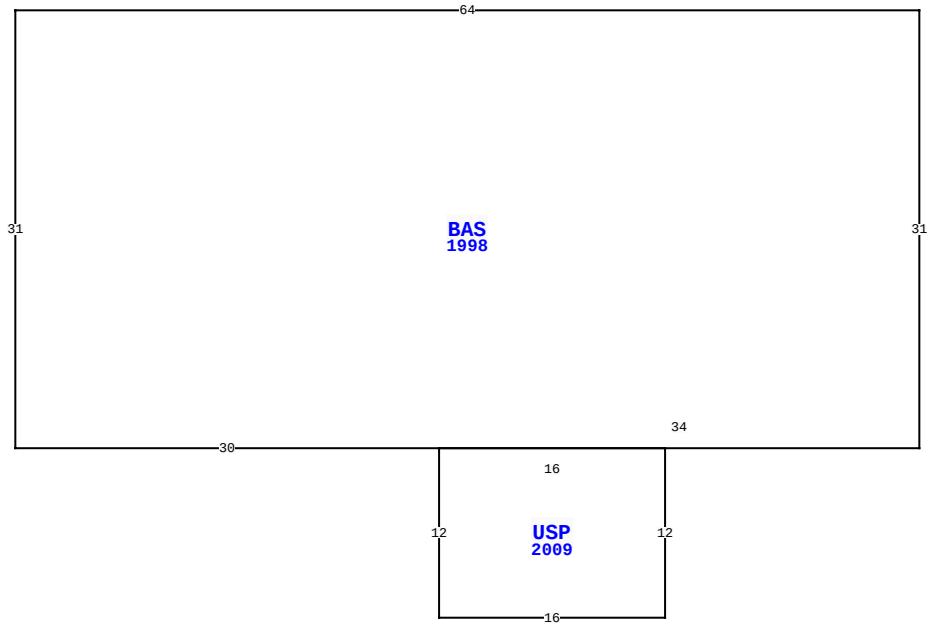
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,984	100	1998	1,984	95,192
USP	192	50	2009	96	4,606
TOTALS	2,176			2,080	99,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,080	141.1200	119.95	249,496	1998	1998	0	0	0	60.00	40.00

2 M/H 94+ – 100% - 2007 Heated Area: 1984 HX Base Yr 2007



17301 LANDS END DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,798
TOTAL MARKET OB/XF VALUE		3,469
TOTAL LAND VALUE - MARKET		109,500
TOTAL MARKET VALUE		212,767
SOH/AGL Deduction		126,414
ASSESSED VALUE		86,353
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		30,631
TOTAL JUST VALUE		212,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982448	MH MOVE-ON	0	11/01/1998
MH951014	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0857/0420	12/01/1998	WD	Q	I		44,500
GRANTOR: MAYNOR RALPH & SALLIE						
GRANTEE: MILLER JASPER III &						
0737/0236	8/22/1995	WD	U	V	07	100
GRANTOR: TANNER IRIS BRADDOCK						
GRANTEE: MAYNOR RALPH & SALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S31 E30 USP=[YR=2009] S12 E16 N12 W16 $ E34 N31 $.

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	0751	UOP	0	100	8	13	104.00	SF	10.00	10.00	100	1998	1998	3	25	260	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	21.30	21.30	100	1985	1985	3	20	409	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,469

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	0007	OR	0.00	0.00	3.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	109,500							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 3.65 Total Land Value: 109,500 Market: 0 Agricultural: 0 Common: 109,500 PRINTED 07/30/2025 BY SYS