PT N1/2 OF NE1/4
IN OR 2191/1389 & OR 2192/1296

KINSEY BOOSTER LAVERNE
PO BOX 1748
HILLIARD, FL 32046

2025

05-3N-24-0000-0003-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	STAND SEAM 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	05	Quality Level 05

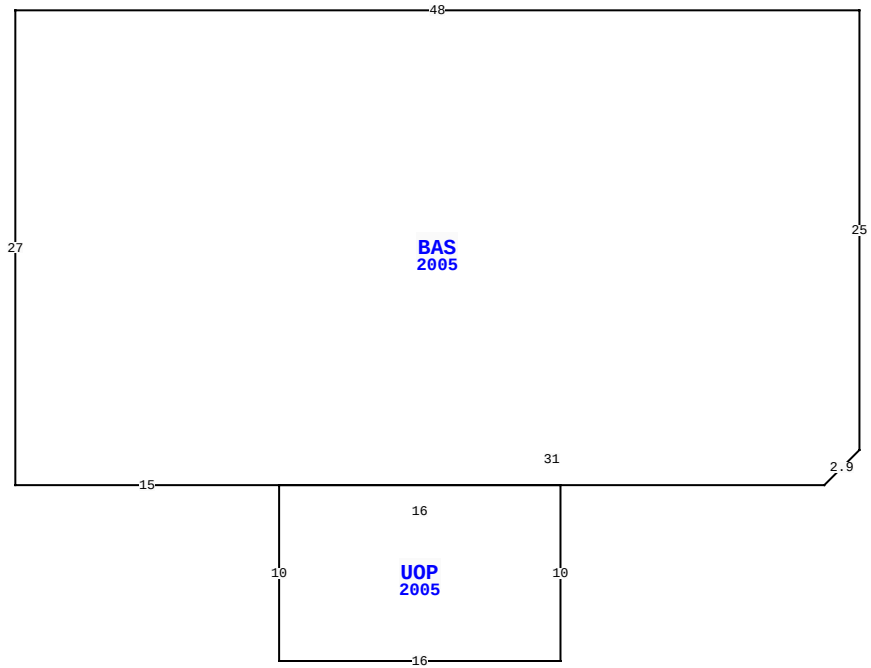
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	2005	1,294	113,460
UOP	160	25	2005	40	3,507
TOTALS	1,454			1,334	116,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,334	147.3600	125.26	167,097	2005	2013	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2025 Heated Area: 1294 HX Base Yr 2025



27433 HALLMAN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,855
TOTAL MARKET OB/XF VALUE		3,608
TOTAL LAND VALUE - MARKET		87,150
TOTAL MARKET VALUE		228,613
SOH/AGL Deduction		0
ASSESSED VALUE		228,613
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		172,891
TOTAL JUST VALUE		228,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/1389	4/18/2018	WD	Q	I	01	120,000
GRANTOR: JONES LINDA JOYCE ET						
GRANTEE: KINSEY BOOSTER LAVE						
2192/1296	4/13/2018	WD	Q	V	01	15,000
GRANTOR: KRESS CAROL ANN						
GRANTEE: KINSEY BOOSTER & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W48 S27 E15 UOP=[YR=2005] S10 E16 N10 W16 $ E31 U2 R2 N25 $.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	22	528	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,608

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	2.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,150							

REVIEW DATE 03/01/2022 BY TWA Total Acres: 2.49 Total Land Value: 87,150 Market: 0 Agricultural: 0 Common: 87,150 PRINTED 07/30/2025 BY SYS

PT N1/2 OF NE1/4
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KINSEY BOOSTER LAVERNE
PO BOX 1748
HILLIARD, FL 32046

2025

05-3N-24-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

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	960	100	2020	960	19,279
UCP	400	20	2020	80	1,606
TOTALS	1,360			1,040	20,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	21.14	21,986	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2025 Heated Area: 960 HX Base Yr 2025

27433 HALLMAN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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ASSESSED VALUE		228,613
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		172,891
TOTAL JUST VALUE		228,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/1389	4/18/2018	WD	Q	I	01	120,000
GRANTOR: JONES LINDA JOYCE ET						
GRANTEE: KINSEY BOOSTER LAVE						
2192/1296	4/13/2018	WD	Q	V	01	15,000
GRANTOR: KRESS CAROL ANN						
GRANTEE: KINSEY BOOSTER & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S24 UCP=[YR=2020] S10 E40 N10 W40$ E40 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/01/2022 BY TWA Total Acres: 2.49 Total Land Value: 87,150 Market: 0 Agricultural: 0 Common: 87,150 PRINTED 07/30/2025 BY SYS