PT OF N1/2 OF NE1/4 OF SE1/4
A/K/A LOTS 1 & 2
DEER RUN SUB UNR

ROBINSON CARLLYNN B EST
C/O RANIE REWIS, 27017 KRISTIE CIR N
HILLIARD, FL 32046

2025

17-3N-24-2020-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

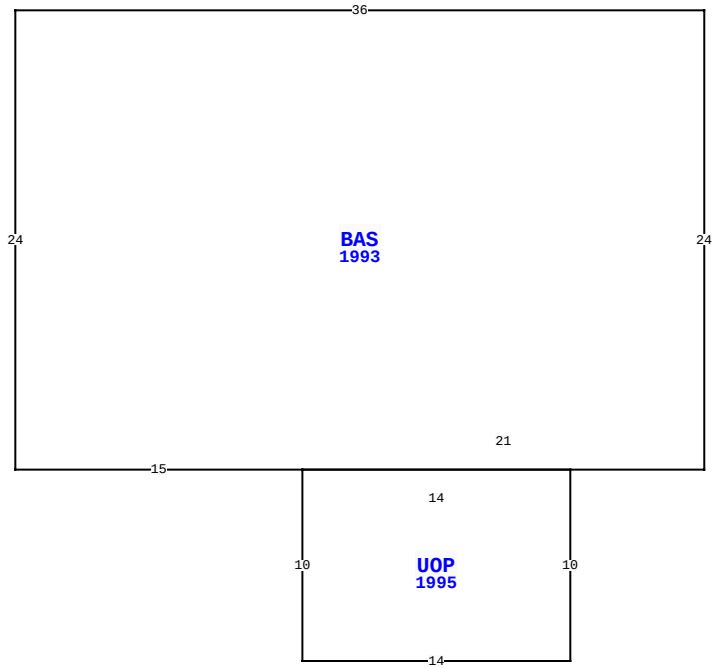
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	21,482
UOP	140	25	1995	35	870
TOTALS	1,004			899	22,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	899	103.6000	82.88	74,509	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 864 HX Base Yr



27017 N KRISTIE CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,353
TOTAL MARKET OB/XF VALUE	2,331
TOTAL LAND VALUE - MARKET	32,175
TOTAL MARKET VALUE	56,859
SOH/AGL Deduction	0
ASSESSED VALUE	56,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,859
TOTAL JUST VALUE	56,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0749/0903	1/23/1996	QC	Q	I	01	100
GRANTOR: ROBINSON O'NEAL J & C						
GRANTEE: ROBINSON CARLLYN BO						
0718/0293	11/15/1994	TD	U	I	09	23,500
GRANTOR: MURPHY HELENE TRUSTEE						
GRANTEE: ROBINSON O'NEAL & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S24 E15 UOP=[YR=1995] S10 E14 N10 W14$ E21 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	0810	CONCRETE A	0	0	18	24	432.00	SF	6.50	6.50	100	2004	2004	3	83	2,331	

LAND DESCRIPTION

TOTAL OB/XF 2,331

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	0	0006	R-3	0.00	0.00	0.55	AC		1.00	1.00	1.30	45,000.00	58,500.00	32,175							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 0.55 Total Land Value: 32,175 Market: 0 Agricultural: 0 Common: 32,175 PRINTED 07/30/2025 BY SYS