



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

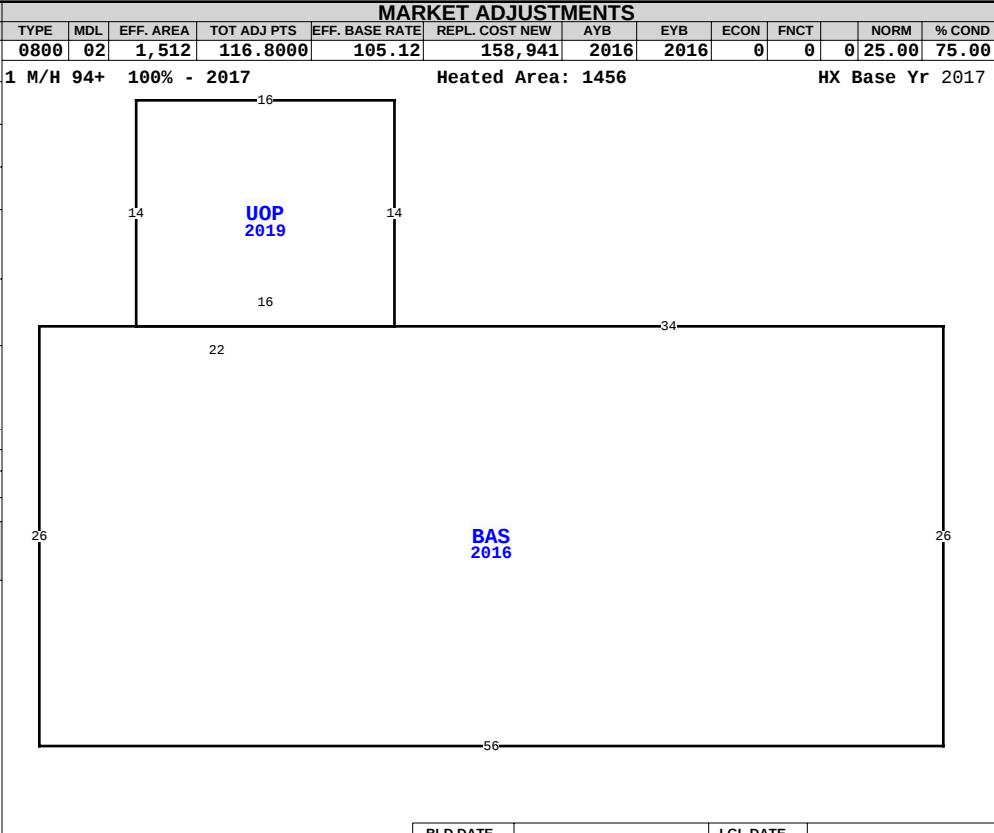
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2016	1,456	114,791
UOP	224	25	2019	56	4,415
TOTALS	1,680			1,512	119,206

EXTRA FEATURES		
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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
1	1242	WD DECK A	0 100	15 12	180.00	SF	10.00	10.00	100	2017	2017	3	70	1,260	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000



17306 LANDSEND DR, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		119,206			
TOTAL MARKET OB/XF VALUE		1,260			
TOTAL LAND VALUE - MARKET		40,000			
TOTAL MARKET VALUE		160,466			
SOH/AGL Deduction		60,402			
ASSESSED VALUE		100,064			
TOTAL EXEMPTION VALUE		51,411			
BASE TAXABLE VALUE		48,653			
TOTAL JUST VALUE		160,466			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		166,421			

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