PT N1/2 OF SEC 4-3N-23E
IN OR 2636/771

THOMAS LOGAN CAMPBELL & BRILEY ANGLE
17200 TURKEY CREEK PLACE
HILLIARD, FL 32046

2026

04-3N-23-0000-0001-0150

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	08	SHT VINYL 70
Interior Floo	14	CARPET 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	04	Quality Level 04

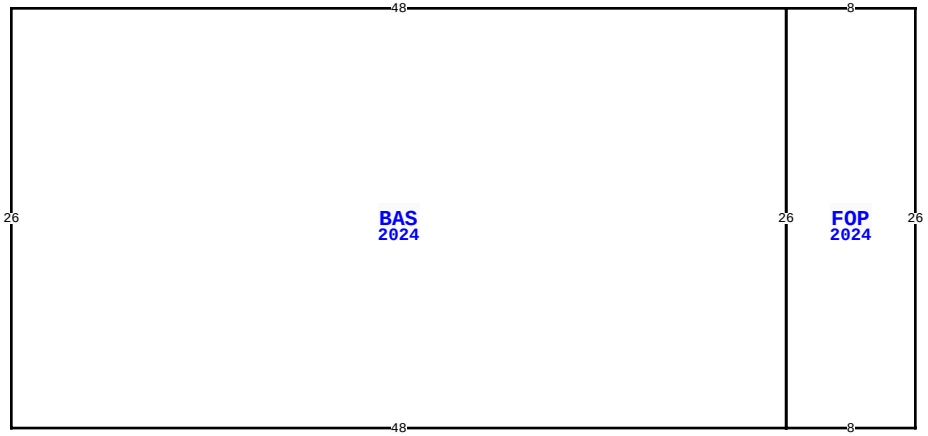
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2024	1,248	139,487
FOP	208	30	2024	62	6,930
TOTALS	1,456			1,310	146,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,310	126.7200	114.05	149,406	2023	2023	0	0	0	2.00	98.00

1 M/H 94+ 100% - 2025 Heated Area: 1248 HX Base Yr 2025



17200 TURKEY CREEK PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,418
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		186,418
SOH/AGL Deduction		0
ASSESSED VALUE		186,418
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,007
TOTAL JUST VALUE		186,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009762	CO ISSUED		07/31/2023
230007569	NEW DWMH	0	06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/614	5/02/2023	QC	U	V	11	100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: THOMAS LOGAN CAMPBE						
2636/771	5/02/2023	QC	U	V	11	100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: THOMAS LOGAN CAMPBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,10] W48 S26 E48 N26 $
FOP=[YR=2024;ORIG=98,10] W8 S26 E8 N26 $
.

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 07/21/2023 BY WW Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS