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

KINSEY BOOSTER LAVERNE
PO BOX 1748
HILLIARD, FL 32046

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

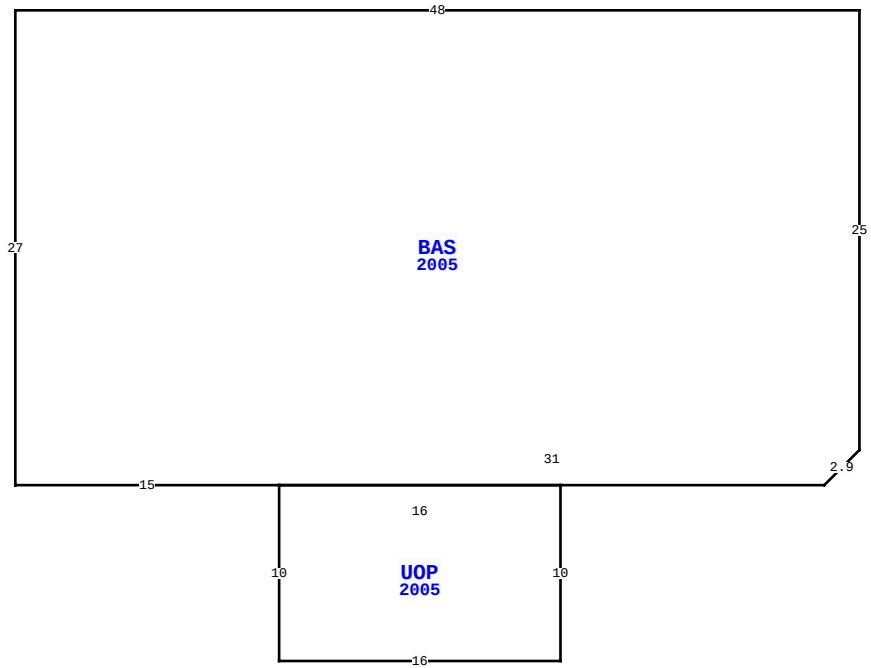
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	116,695
UOP	160	25	2005	40	3,607
TOTALS	1,454			1,334	120,302

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	132.62	176,915	2005	2013	0	0	0	32.00	68.00

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	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		142,083
TOTAL MARKET OB/XF VALUE		3,549
TOTAL LAND VALUE - MARKET		84,660
TOTAL MARKET VALUE		230,292
SOH/AGL Deduction		0
ASSESSED VALUE		230,292
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		173,881
TOTAL JUST VALUE		230,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,613

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	21	504	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,549

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	34,000.00	34,000.00	84,660							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.49 Total Land Value: 84,660 Market: 0 Agricultural: 0 Common: 84,660 PRINTED 07/09/2026 BY SYS

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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

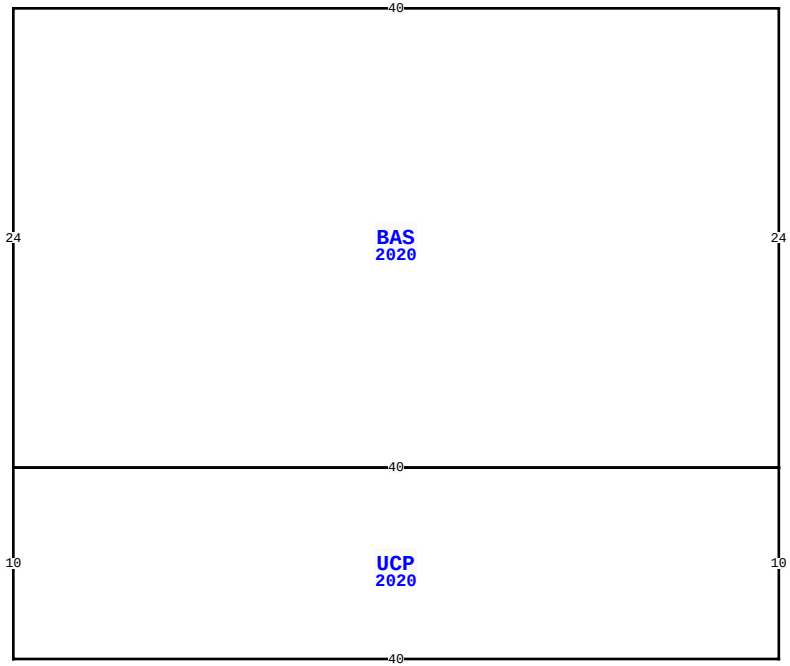
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2020	960	20,106
UCP	400	20	2020	80	1,675
TOTALS	1,360			1,040	21,781

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	22.28	23,171	2019	2019	0	0	0	6.00	94.00

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



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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

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