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

HUGGINS DEVELOPMENT LLC
573200 LESSIE RD
HILLIARD, FL 32046

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

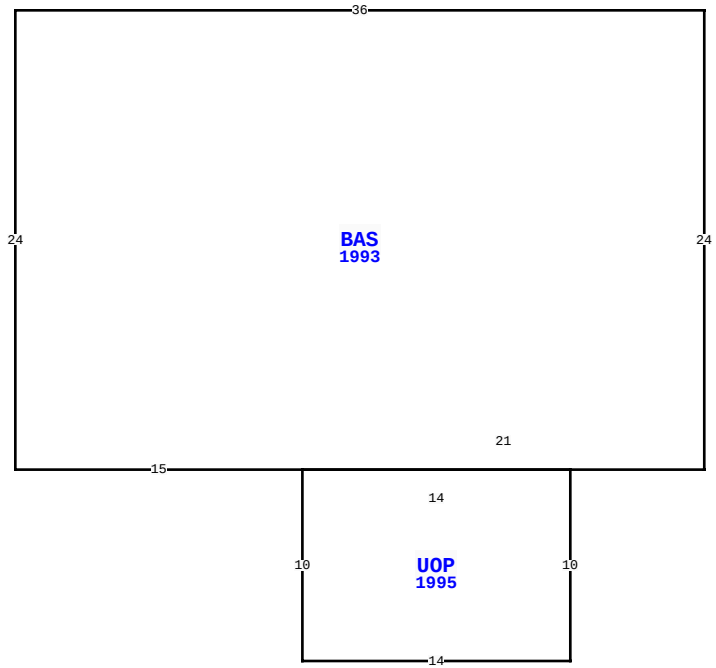
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
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	22,825
UOP	140	25	1995	35	925
TOTALS	1,004			899	23,750

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	88.06	79,166	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 864 HX Base Yr



27017 N KRISTIE CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,750
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,600
TOTAL MARKET VALUE	52,350
SOH/AGL Deduction	0
ASSESSED VALUE	52,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,350
TOTAL JUST VALUE	52,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20260177	DEMO MOBILE HOME		04/21/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2827/1791	10/31/2025	WD	U	I	37	56,000
GRANTOR: REWIS RANIE						
GRANTEE: HUGGINS DEVELOPMENT						
2823/1012	10/11/2025	QC	U	I	11	100
GRANTOR: SHAW MICHAEL J						
GRANTEE: REWIS RANIE						

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

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	0	0006	R-3	0.00	0.00	0.55	AC		1.00	1.00	1.30	40,000.00	52,000.00	28,600							

REVIEW DATE 06/11/2026 BY WW Total Acres: 0.55 Total Land Value: 28,600 Market: 0 Agricultural: 0 Common: 28,600 PRINTED 07/09/2026 BY SYS