PT OF LOT 16 (S-3)
IN OR 2642/269
CORNWALL SURVEY

ANDERSON DONALD LYNDON & KATHRYN KELLY
171361 ANDREWS ROAD
HILLIARD, FL 32046

2023

25-4N-23-2020-0016-0030

BUILDING CHARACTERISTICS

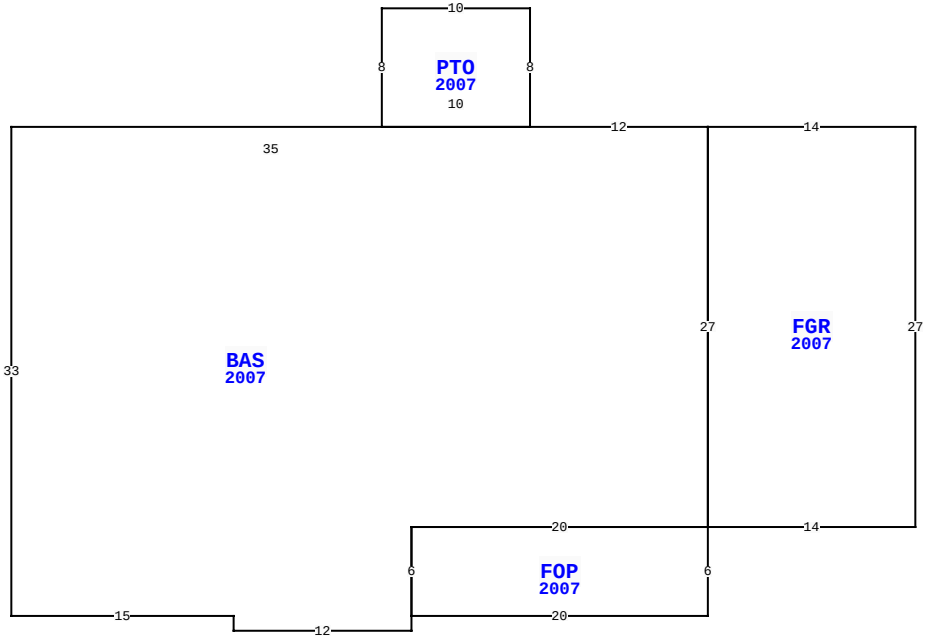
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,443	100	1,443	189,757
FGR	378	55	208	27,352
FOP	120	30	36	4,734
PTO	80	5	4	526
TOTALS	2,021		1,691	222,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,691	119.0700	141.40	239,107	2007	2007	0	0	0	7.00	93.00

2 SNGL FAM – 0% - 2023 Heated Area: 1443 HX Base Yr



171361 ANDREWS RD, HILLIARD

BLD DATE	10/30/2007	JH	LGL DATE		
XF DATE	10/30/2007	JH	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,370
TOTAL MARKET OB/XF VALUE	4,845
TOTAL LAND VALUE - MARKET	22,140
TOTAL MARKET VALUE	249,355
SOH/AGL Deduction	0
ASSESSED VALUE	249,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,355
TOTAL JUST VALUE	249,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017709	REPAIR/RRF	0	12/09/2022
M13106	MECH OTHER	0	07/01/2007
E19386	ELEC OTHER	4,600	06/01/2007
P12457	OTHER	0	06/01/2007
C19980	CO ISSUED	0	05/01/2007
B19980	NEW CONSTR	130,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/269	5/18/2023	WD	Q	I	01	325,000
GRANTOR: CIRCLE S PROPERTIES L						
GRANTEE: ANDERSON DONALD LYN						
2598/1183	10/24/2022	WD	Q	I	01	200,000
GRANTOR: HADDOCK BRANDI						
GRANTEE: CIRCLE S PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W14BAS=[YR=2007] W12PTO=[YR=2007]
N8W10S8E10$W35S33E15S1E12N1 FOP=[YR=2007]
E20N6W20S6$N6E20N27$ S27E14N27$.

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	0812	CONCRETE C	0	0	0	0	1,361.00	SF	4.00	4.00	100	2007	2007	3	89	4,845	

LAND DESCRIPTION

TOTAL OB/XF 4,845

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.23	AC		1.00	1.00	0.60	30,000.00	18,000.00	22,140							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.23 Total Land Value: 22,140 Market: 0 Agricultural: 0 Common: 22,140 PRINTED 08/02/2023 BY SYS