



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
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NEIGHBORHOOD/LOC	9001.00
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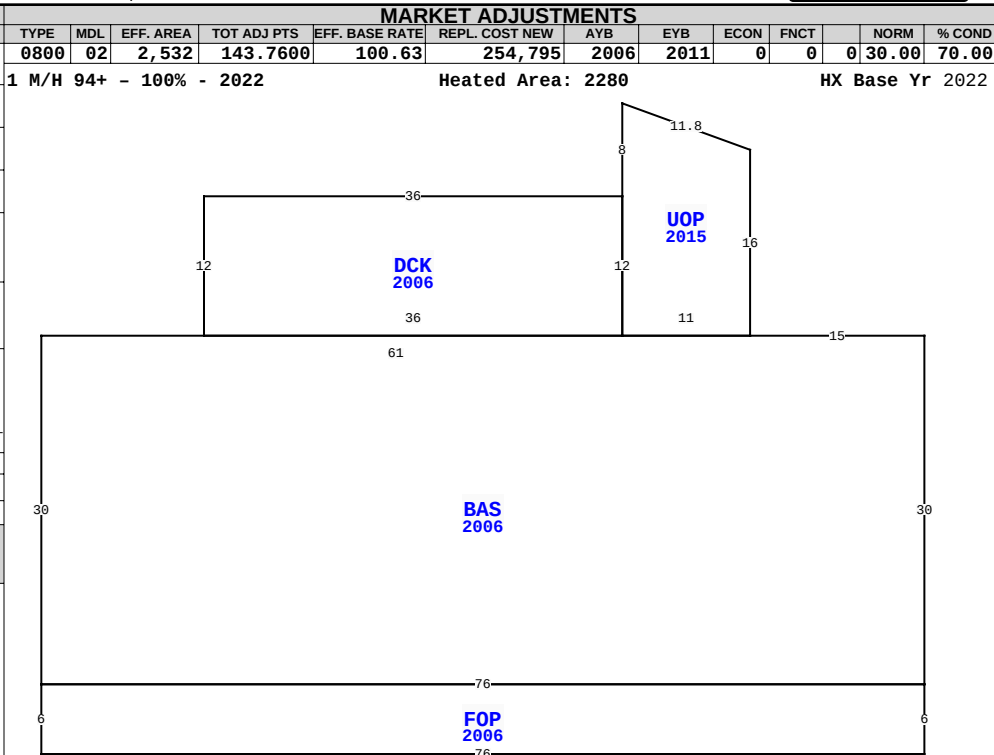
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	160,605
DCK	432	15	65	4,579
FOP	456	30	137	9,650
UOP	198	25	50	3,522

TOTALS	3,366		2,532	178,356
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	13.20
3	0810	CONCRETE A	0	100	18	15	270.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.50

REVIEW DATE	06/18/2020	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

17766 ANDREWS RD, HILLIARD

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

TOTAL OB/XF									
TOTAL OB/XF	5,755								

Total Acres:	1.50	Total Land Value:	45,000	Market:	0	Agricultural:	0	Common:	45,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					178,356				
TOTAL MARKET OB/XF VALUE					5,755				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					229,111				
SOH/AGL Deduction					37,134				
ASSESSED VALUE					191,977				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					141,977				
TOTAL JUST VALUE					229,111				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					186,385				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631617	CARPORT	13,838	02/01/2016
M11902	MECH OTHER	0	08/01/2006
P11435	OTHER	0	08/01/2006
MH4725	MH MOVE-ON	0	06/07/2006
E16476	ELEC OTHER	0	01/01/2006
P10512	OTHER	0	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2384/1991	8/17/2020	WD	Q	I	01	210,000	
GRANTOR: ARCARI MICHAEL & SAND							
GRANTEE: SMITH DOUGLAS H JR							
1797/1561	6/12/2012	WD	U	I	11	100	
GRANTOR: CONE JENNIFER L & GRE							
GRANTEE: ARCARI MICHAEL & SA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W15 UOP=[YR=2015] N16 L11 U4 S8 DCK=[YR=2006] W36 S12 E36 N12 \$ S12 E11\$ W61 S30 FOP=[YR=2006] S6 E76 N6 W76\$ E76 N30\$.									