

BOLLASH ROBERT C & APRIL P
171190 ANDREWS RD
HILLIARD, FL 32046

26-4N-23-1640-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0203

FACE BRICK 100
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

4 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

0

0 100

Units

0

0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

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

2,121

100

2,121

258,165

FGR

453

55

249

30,307

FOP

90

30

27

3,286

FOP

158

30

47

5,720

TOTALS

2,822

2,444

297,480

CONSTRUCTION

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

% COND

0900

01

2,444

104.8600

124.52

304,327

2019

2019

0

0

2.25

97.75

1 SNGL FAM - 100% - 2020

Heated Area: 2121

HX Base Yr 2020

16

13

2.9

30

8

5

11

23

46

10

3

11

18

20

23

2

25

2

20

12

2

4

27

BAS

2019

FOP

2019

FGR

2019

MARKET ADJUSTMENTS

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

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

1

0812

CONCRETE C

0 100

0

0

2,327.00

SF

4.00

4.00

100

2019

2019

3

99

9,215

2

0861

POOL GUNIT

0 100

0

0

356.00

SF

85.00

85.00

100

2019

2019

3

93

28,142

3

0855

CONC PAVER

0 100

0

0

709.00

SF

10.00

10.00

100

2019

2019

3

99

7,019

4

0476

VF 6 SBPL

0 100

0

0

204.00

LF

32.00

32.00

100

2019

2019

3

96

6,267

5

0475

VF 4 SBPL

0 100

0

0

96.00

LF

14.00

14.00

100

2019

2019

3

96

1,290

6

0470

VNYL GATE

0 100

0

0

3.00

UT

300.00

300.00

100

2019

2019

3

96

864

7

0871

POOL HTR R

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2019

2019

3

90

1,800

8

0810

CONCRETE A

0 100

20

8

160.00

SF

6.50

6.50

100

2019

2019

3

99

1,030

LAND DESCRIPTION

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

1

000115

C

SFR ACRES

100

OR

0.00

0.00

2.00

AC

1.00

1.00

1.00

30,000.00

30,000.00

60,000

REVIEW DATE

10/01/2019

BY

TW

Total Acres: 2.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

305,384

TOTAL MARKET OB/XF VALUE

55,627

TOTAL LAND VALUE - MARKET

60,000

TOTAL MARKET VALUE

421,011

SOH/AGL Deduction

161,256

ASSESSED VALUE

259,755

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

209,755

TOTAL JUST VALUE

421,011

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

358,421

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2255/1224

2/14/2019

WD

Q

I

01

290,500

GRANTOR: FRANKLIN BRENTON M

GRANTEE: BOLLASH ROBERT C &

2225/0514

9/20/2018

WD

Q

V

01

30,000

GRANTOR: SMITH JAMES L

GRANTEE: FRANKLIN BRENTON M

BUILDING NOTES

BAS=[YR=2019] W30 FOP=[YR=2019] W13 S8 E11 N6 R2 U2 \$ D2 L2 S6 W11 N8 W16 S46 E12 FOP=[YR=2019] S4 E27 N4 FGR=[YR=2019] E20 N23 W11 S3 W10 S20 E1\$ W1 N2 W25 S2 W1\$ E1 N2 E25 N18 E10 N3 E11 N23\$.

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[illegible]