

LOT 3
IN OR 1050/1123
PIGEON CREEK RIDGE PB 6/299

POWELL WILLIAM E JR & LINDA M
171172 ANDREWS RD
HILLIARD, FL 32046-1361

2023

26-4N-23-1640-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	12	CEDAR 100	0100	01	1,937	115.6400	104.37	202,165	2004	2004	0	0	0	9.00	91.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2005														Heated Area: 1461												HX Base Yr 2005											
Roof Cover	12	MODULAR MT 100	FOP2004 BAS2004 STP2009																																					
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		3 100																																						
Frame	02	WOOD FRAME 100																																						
Stories	1.	1. 100																																						
Units		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	1,461	100	1,461	138,761																																				
FOP	1,579	30	474	45,019																																				
STP	24	10	2	190																																				
TOTALS			3,064		1,937	183,970																																		
EXTRA FEATURES			171172 ANDREWS RD, HILLIARD																																					
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	0350	CARPORT WD	0 100	31	28	868.00	SF	13.00	13.00	100	2006	2006	3	31	3,498																									
2	0351	CARPORT MT	0 100	35	12	420.00	SF	10.00	10.00	100	2008	2008	3	40	1,680																									
3	0510	GARAGE WD-	0 100	35	12	420.00	SF	35.00	35.00	100	2008	2008	3	56	8,232																									
4	0681	POLE SHED	0 100	19	4	76.00	SF	15.00	15.00	100	2005	2005	3	44	502																									
6	0940	SHEDS/PORT	0 100	8	8	64.00	SF	21.30	21.30	100	2005	2005	3	27	368																									
LAND DESCRIPTION			TOTAL OB/XF 14,280																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																							
REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																								