LOT 7
IN OR 2092/71
PIGEON CREEK RIDGE PB 6/299

WHITE RONNIE J JR
17990 ANDREWS RD
HILLIARD, FL 32046

2023

26-4N-23-1640-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

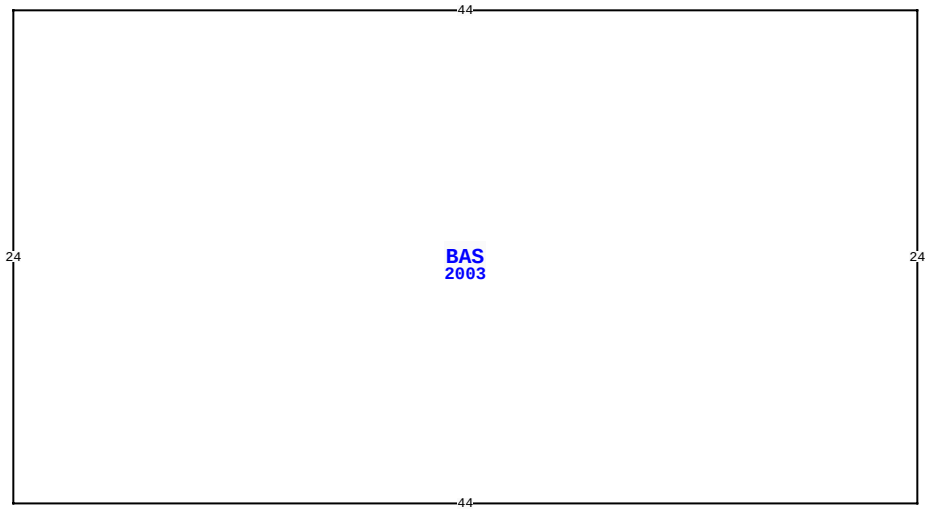
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	64,110
TOTALS	1,056		1,056	64,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	135.5200	94.86	100,172	2003	2008	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 1056 HX Base Yr



17990 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,110
TOTAL MARKET OB/XF VALUE	15,406
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	109,516
SOH/AGL Deduction	33,019
ASSESSED VALUE	76,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,497
TOTAL JUST VALUE	109,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B036470	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/0071	12/23/2016	WD	Q	I	01	48,000
GRANTOR: VANZANT SHARON						
GRANTEE: WHITE RONNIE J JR						
2044/1148	5/06/2016	QC	U	I	11	100
GRANTOR: TODD BRADLEY						
GRANTEE: VANZANT SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W44 S24 E44 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
1	0753	UEP	0	0	16	10	160.00	SF	22.00	22.00	100	2015	2015	3	81	2,851	
2	0681	POLE SHED	0	0	30	30	900.00	SF	15.00	15.00	100	2019	2019	3	93	12,555	

LAND DESCRIPTION

TOTAL OB/XF 15,406

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	000102	C	SFR/MH	0	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 06/18/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS