

PT LOTS 12 & 13
ST MARYS HEIGHT SUB PB 3/36
IN OR 2505/1450

SHUPE BRIAN & TERRI
173145 ANDREWS ROAD
HILLIARD, FL 32046

2023

30-4N-24-2740-0012-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

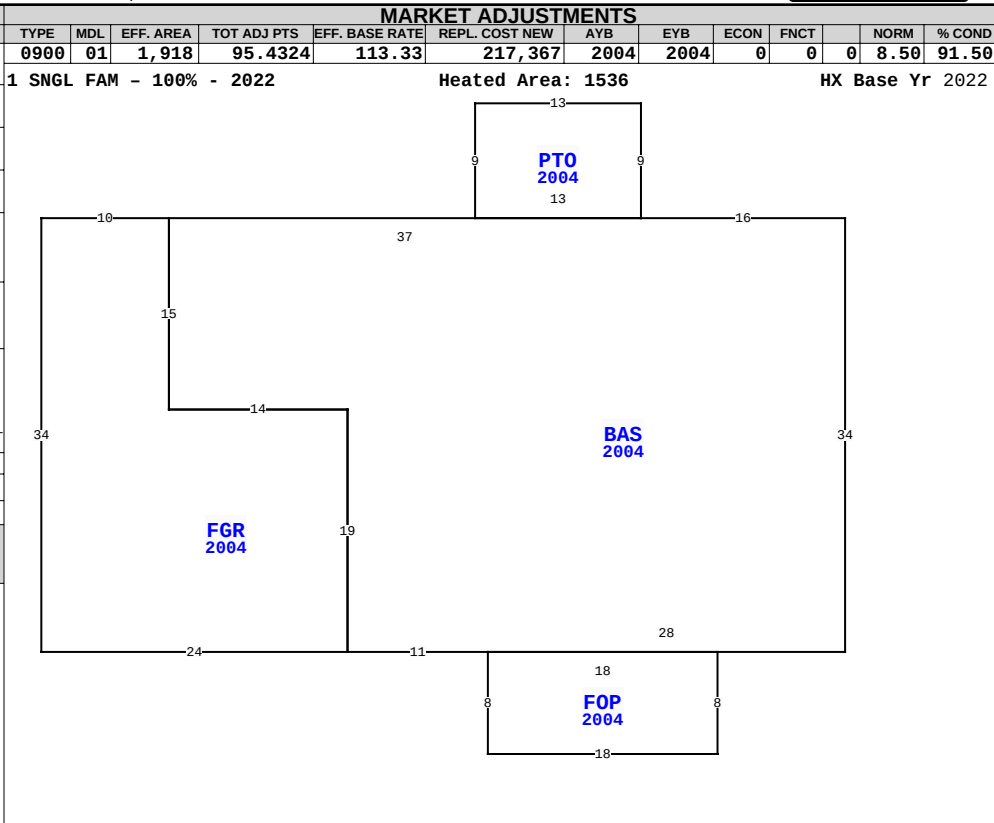
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	159,279
FGR	606	55	333	34,531
FOP	144	30	43	4,459
PTO	117	5	6	622

TOTALS	2,403	1,918	198,891
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	2,550.00	SF	4.00	4.00
2	0940	SHEDS/PORT	0 100	0	0	160.00	SF	30.00	30.00
3	1242	WD DECK A	0 100	0	0	230.00	SF	5.00	5.00

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	0006	OR	0.00	0.00	2.20

REVIEW DATE 02/10/2021 BY TWA



173145 ANDREWS RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	66,000							

TOTAL OB/XF									
12,207									

Total Acres: 2.20 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		198,891	
TOTAL MARKET OB/XF VALUE		12,207	
TOTAL LAND VALUE - MARKET		66,000	
TOTAL MARKET VALUE		277,098	
SOH/AGL Deduction		26,450	
ASSESSED VALUE		250,648	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		200,648	
TOTAL JUST VALUE		277,098	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,348	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M047980	NEW CONSTR	0	02/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1450	9/07/2021	WD	Q	I	01	305,000
GRANTOR: CALVERT MELISSA S						
GRANTEE: SHUPE BRIAN & TERRI						
2359/1238	5/07/2020	WD	Q	I	01	239,900
GRANTOR: HAYES DAVID E & PAMEL						
GRANTEE: CALVERT RICHARD L &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W16 PTO=[YR=2004] N9 W13 S9 E13\$ W37									
FGR=[YR=2004] W10 S34 E24 N19 W14 N15\$ S15 E14 S19 E11									
FOP=[YR=2004] S8 E18 N8 W18\$ E28 N34 \$.									