PT OF LOT 33 OR 258 PG 562
RP 2490 & 2491 EX R/W 672/510
CORNWALL SURVEY

ROWE LAVERNE B JR
17927 ANDREWS ROAD
HILLIARD, FL 32046

2023

35-4N-23-2020-0033-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

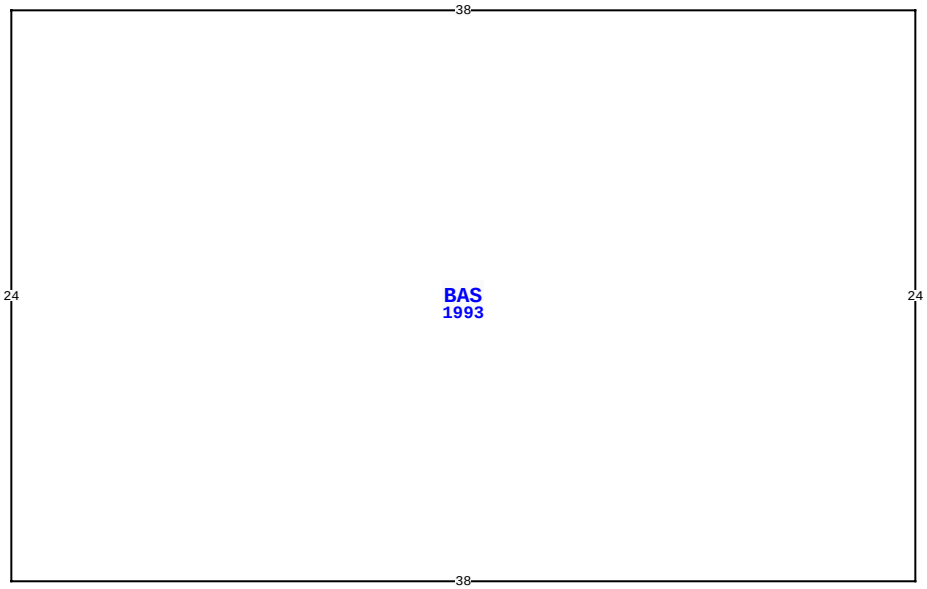
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	15,828
TOTALS	912		912	15,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	912	89.0000	57.85	52,759	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 912 HX Base Yr



17927 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		15,828
TOTAL MARKET OB/XF VALUE		19,968
TOTAL LAND VALUE - MARKET		49,215
TOTAL MARKET VALUE		85,011
SOH/AGL Deduction		48,366
ASSESSED VALUE		36,645
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,645
TOTAL JUST VALUE		85,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7248	GARAGE	13,860	05/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0258/0562	2/01/1978	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						
0190/0488	1/01/1975	WD	Q	V		3,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S24 E38 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	0511	GARAGE CB-	0	100	30	26	780.00	SF	40.00	40.00	100	1991	1991	3	64	19,968	

LAND DESCRIPTION

TOTAL OB/XF 19,968

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	100		OR	0.00	0.00	1.93	AC		1.00	1.00	0.85	30,000.00	25,500.00	49,215							

REVIEW DATE 10/12/2017 BY TWX Total Acres: 1.93 Total Land Value: 49,215 Market: 0 Agricultural: 0 Common: 49,215 PRINTED 08/02/2023 BY SYS