LOTS 1 & 2
ANDY'S ACRES PBK 8/312
ESMT OR 2329/351 & OR 2329/349

BROUSSARD TERRY
17667 ANDREWS RD
HILLIARD, FL 32046

2023

35-4N-23-2021-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

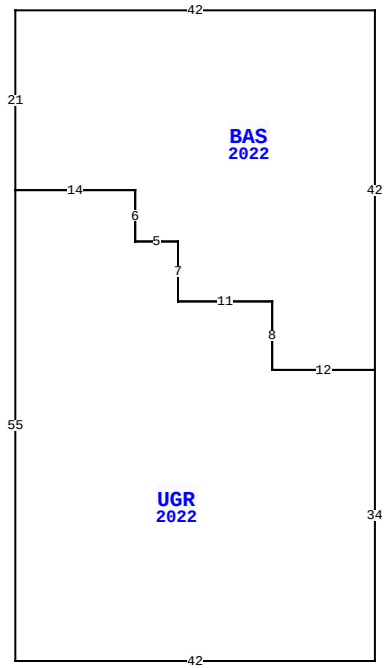
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,307	100	1,307	78,381
UGR	1,885	45	848	50,855
TOTALS	3,192		2,155	129,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	66.4440	59.97	129,235	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1307 HX Base Yr 2023



17667 ANDREWS RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		129,235
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,000
TOTAL MARKET VALUE		216,235
SOH/AGL Deduction		0
ASSESSED VALUE		216,235
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,235
TOTAL JUST VALUE		216,235
NCON VALUE		129,235
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003717	CO ISSUED	0	03/09/2022
21011179	NEW CONSTR	206,584	08/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2437/0145	2/24/2021	WD	Q	V	01	60,000

GRANTOR: JKS LAND LLC
GRANTEE: BROUSSARD TERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W42 S21 UGR=[YR=2022] S55 E42 N34 W12 N8 W11 N7 W5 N6 W14$ E14 S6 E5 S7 E11 S8 E12 N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100			0.00	0.00	2.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,000							

REVIEW DATE 05/03/2022 BY TW Total Acres: 2.90 Total Land Value: 87,000 Market: 0 Agricultural: 0 Common: 87,000 PRINTED 08/02/2023 BY SYS