PT OF SW1/4 OF SE1/4 OF
SEC 26-4N-23E IN OR 2692/494
(EX ESMT IN OR 1383/270)

SMITH DOUGLAS H JR REVOCABLE TRUST/SMITH DOUGLAS H
17766 ANDREWS RD
HILLIARD, FL 32046

2024

26-4N-23-0000-0001-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

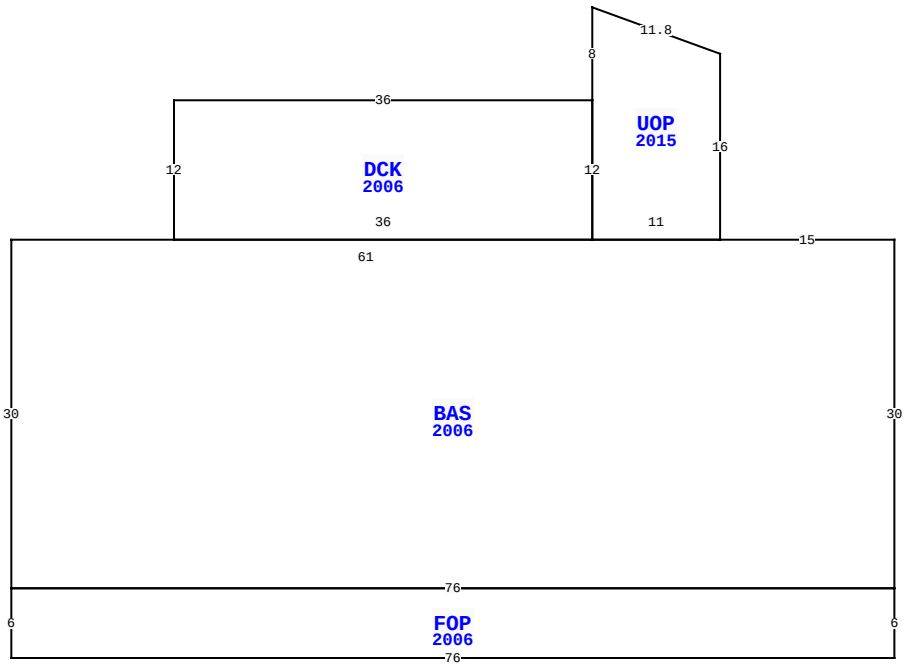
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,280	100	2,280	167,164
DCK	432	15	65	4,765
FOP	456	30	137	10,044
UOP	198	25	50	3,666
TOTALS	3,366		2,532	185,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,532	143.7600	107.82	273,000	2006	2011	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



17766 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		185,640
TOTAL MARKET OB/XF VALUE		5,589
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		236,229
SOH/AGL Deduction		38,493
ASSESSED VALUE		197,736
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,736
TOTAL JUST VALUE		236,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631617	CARPORT	13,838	02/01/2016
M11902	MECH OTHER	0	08/01/2006
P11435	OTHER	0	08/01/2006
MH4725	MH MOVE-ON	0	06/07/2006
E16476	ELEC OTHER	0	01/01/2006
P10512	OTHER	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/494	1/31/2024	QC	U	I	11	100
GRANTOR: SMITH DOUGLAS H JR						
GRANTEE: SMITH DOUGLAS H JR						
2384/1991	8/17/2020	WD	Q	I	01	210,000
GRANTOR: ARCARI MICHAEL & SAND						
GRANTEE: SMITH DOUGLAS H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 UOP=[YR=2015] N16 L11 U4 S8 DCK=[YR=2006] W36 S12 E36 N12 $ S12 E11$ W61 S30 FOP=[YR=2006] S6 E76 N6 W76$ E76 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	13.20	13.20	100	2005	2005	3	24	912	
3	0810	CONCRETE A	0	100	18	15	270.00	SF	6.50	6.50	100	2006	2006	3	87	1,527	

LAND DESCRIPTION

TOTAL OB/XF 5,589

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		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS