PT OF S1/4 OF SEC 26-4N-23E
IN OR 2383/1030

LAYNE JEFFREY GAGE
17754 ANDREWS ROAD
HILLIARD, FL 32046

2024

26-4N-23-0000-0001-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

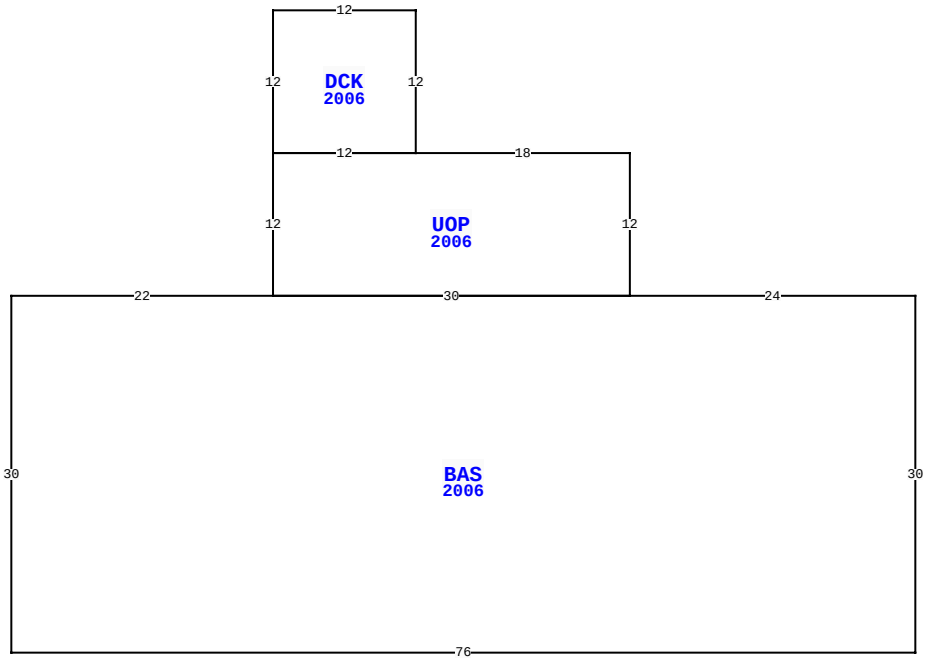
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	181,087
DCK	144	15	22	1,748
UOP	360	25	90	7,148
TOTALS	2,784		2,392	189,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,392	155.7400	116.80	279,386	2006	2011	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



17754 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	189,982
TOTAL MARKET OB/XF VALUE	1,951
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	221,933
SOH/AGL Deduction	12,377
ASSESSED VALUE	209,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,556
TOTAL JUST VALUE	221,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU4821	MH MOVE-ON	0	08/10/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/1030	8/10/2020	WD	Q	I	01	216,000
GRANTOR: CONE JENNIFER L & GRE						
GRANTEE: LAYNE JEFFREY GAGE						
1425/1599	7/06/2006	WD	U	V	07	100
GRANTOR: ARCARI MICHAEL & SAND						
GRANTEE: CONE JENNIFER L & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W24 W30 W22 S30 E76 N30 $
UOP=[YR=2006;ORIG=-24,0] N12 W18 W12 S12 E30 $
DCK=[YR=2006;ORIG=-54,-24] E12 S12 W12 N12 $
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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	0810	CONCRETE A	0	0	23	15	345.00	SF	6.50	6.50	100	2006	2006	3	87	1,951	

LAND DESCRIPTION

TOTAL OB/XF 1,951

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS