

POWELL WILLIAM E JR & LINDA M
171172 ANDREWS RD
HILLIARD, FL 32046-1361

26-4N-23-1640-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		12	CEDAR 100		0100	01	1,937	115.6400	109.86	212,799	2004	2004	0	0	0	9.50	90.50	VALUATION BY		STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2005													Heated Area: 1461 HX Base Yr 2005												
Roof Cover		12	MODULAR MT 100		FOP2004 BAS2004 STP2004													BUILDING MARKET VALUE192,583												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE12,944												
Interior Floor		14	CARPET 70															TOTAL LAND VALUE - MARKET30,000												
Interior Floor		08	SHT VINYL 30															TOTAL MARKET VALUE235,527												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction99,160												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE136,367												
Bedrooms			3 100															TOTAL EXEMPTION VALUEHX HB50,000												
Bathrooms			3 100															BASE TAXABLE VALUE86,367												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE235,527												
Stories		1.	1. 100															NCON VALUE0												
Units		0	0 100		INCOME VALUE																									
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE228,250																									
Quality		03	Quality Level 03																											
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	1,461	100	1,461	145,257																										
FOP	1,579	30	474	47,127																										
STP	24	10	2	199																										
TOTALS					3,064		1,937	192,583																						
EXTRA FEATURES					171172 ANDREWS RD, HILLIARD										BLD DATE		LGL DATE		06/13/2023		MLU									
															XF DATE		LAND DATE													
															INC DATE		AG DATE													
L N	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	0350	CARPORT WD	0 100	31 28	868.00	SF	13.00	13.00	100	2006	2006	3	27	3,047																
2	0351	CARPORT MT	0 100	35 12	420.00	SF	10.00	10.00	100	2008	2008	3	35	1,470																
3	0510	GARAGE WD-	0 100	35 12	420.00	SF	35.00	35.00	100	2008	2008	3	52	7,644																
4	0681	POLE SHED	0 100	19 4	76.00	SF	15.00	15.00	100	2005	2005	3	40	456																
5	0940	SHEDS/PORT	0 100	8 8	64.00	SF	21.30	21.30	100	2005	2005	3	24	327																
LAND DESCRIPTION					TOTAL OB/XF12,944																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000													
REVIEW DATE		10/31/2019		BY	TWA		Total Acres: 1.00		Total Land Value: 30,000		Market: 0		Agricultural: 0		Common: 30,000		PRINTED 08/06/2024 BY SYS													