

SHUPE BRIAN & TERRI
173145 ANDREWS ROAD
HILLIARD, FL 32046

30-4N-24-2740-0012-0020

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0303

VINYL 100
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 60

Interior Floo

14

CARPET 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

0 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

TOTAL GROSS AREA

1,536

PCT OF BASE

100

TOT ADJ AREA

1,536

SUBAREA MARKET VALUE

166,280

FGR

606

55

333

36,050

FOP

144

30

43

4,655

PTO

117

5

6

650

TOTALS

2,403

1,918

207,634

CONSTRUCTION

TYPEMDL

EFF. AREATOT ADJ PTS

EFF. BASE RATEREPL. COST NEWAYB

EYBECONFNCT

NORM% COND

090001

1,918

95.4324

119.29

228,798

2004

2004

0

0

9.25

90.75

1 SNGL FAM - 100% - 2022

Heated Area: 1536

HX Base Yr 2022

13

9

9

13

PTO
2004

10

15

37

16

34

34

28

11

24

19

14

11

18

18

FGR
2004

BAS
2004

FOP
2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

EXTRA FEATURES

173145 ANDREWS RD, HILLIARD

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

10812

CONCRETE C

0100

0

0

2,550.00

SF

4.00

4.00

100

2004

2004

3

84

8,568

20940

SHEDS/PORT

0100

0

0

160.00

SF

30.00

30.00

100

2010

2010

3

45

2,160

31242

WD DECK A

0100

0

0

230.00

SF

5.00

5.00

100

2019

2019

3

86

989

LAND DESCRIPTION

TOTAL OB/XF

11,717

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

1000115

C

SFR ACRES

100

0006

OR

0.00

0.00

2.20

AC

1.00

1.00

1.00

30,000.00

30,000.00

66,000

REVIEW DATE

02/10/2021

BY

TWA

Total Acres: 2.20

Total Land Value: 66,000

Market: 0

Agricultural: 0

Common: 66,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

207,63411,71766,000285,35127,184258,16750,000208,167285,3510277,098

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CDPRICE SALE

2505/14509/07/2021WDQIQI01305,000

GRANTOR: CALVERT MILISSA S

GRANTEE: SHUPE BRIAN & TERRI

2359/12385/07/2020WDQIQI01239,900

GRANTOR: HAYES DAVID E & PAMEL

GRANTEE: CALVERT RICHARD L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 PT0=[YR=2004] N9 W13 S9 E13\$ W37
FGR=[YR=2004] W10 S34 E24 N19 W14 N15\$ S15 E14 S19 E11
FOP=[YR=2004] S8 E18 N8 W18\$ E28 N34 \$.