PT OF LOTS 31 & 32 (S-3)
IN OR 2536/848
CORNWALL SURVEY

JOWERS RICHARD JUNIOR
17631 ANDREWS RD
HILLIARD, FL 32046

2024

35-4N-23-2020-0031-0030

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

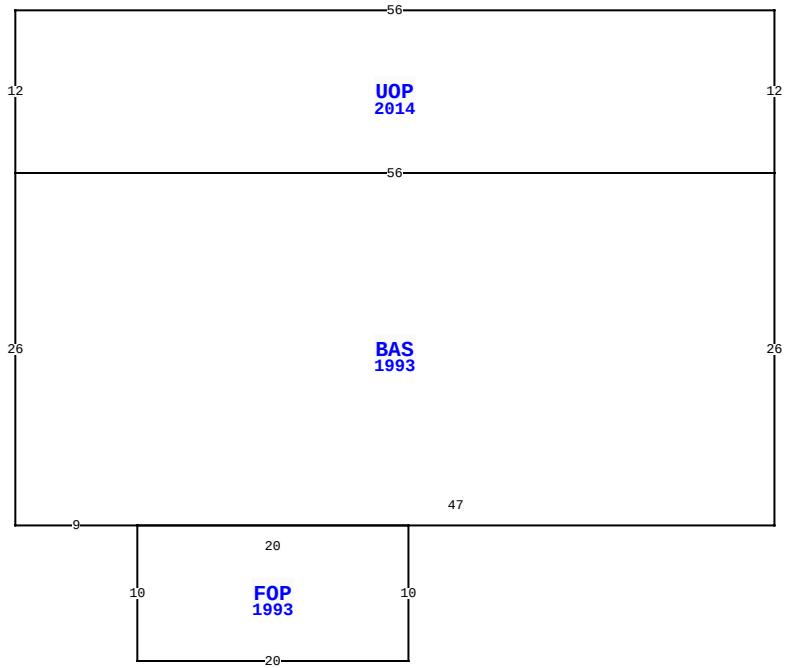
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	134,923
FOP	200	30	60	5,560
UOP	672	25	168	15,568
TOTALS	2,328		1,684	156,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,684	155.7400	109.02	183,590	1986	2016	0	0	0	15.00	85.00

1 M/H 93- – 100% - 2023 Heated Area: 1456 HX Base Yr 2023



17631 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,494
TOTAL MARKET OB/XF VALUE		43,219
TOTAL LAND VALUE - MARKET		101,840
TOTAL MARKET VALUE		324,553
SOH/AGL Deduction		57,886
ASSESSED VALUE		266,667
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,667
TOTAL JUST VALUE		324,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/0848	1/14/2022	WD	Q	I	01	350,000
GRANTOR: GRIFFIN JONATHAN C JR						
GRANTEE: JOWERS RICHARD JUNI						
2478/0424	6/01/2021	QC	U	I	11	100
GRANTOR: GRIFFIN JONATHAN C JR						
GRANTEE: GRIFFIN JONATHAN C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2014] W56 S12 BAS=[YR=1993] S26 E9 FOP=[YR=1993] S10 E20 N10 W20$ E47 N26 W56$ E56 N12$.

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	1985	1985	3	58	2,030	
2	0810	CONCRETE A	0	100	72	5	360.00	SF	6.50	6.50	100	1996	1996	3	72	1,685	
3	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	1996	1996	3	72	3,235	
4	0350	CARPORT WD	0	100	52	36	1,872.00	SF	13.00	13.00	100	2017	2017	3	78	18,982	
5	0510	GARAGE WD-	0	100	42	14	588.00	SF	35.00	35.00	100	2017	2017	3	84	17,287	

LAND DESCRIPTION

TOTAL OB/XF 43,219

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	0006	OR	0.00	0.00	5.36	AC		1.00	1.00	1.00	19,000.00	19,000.00	101,840							

REVIEW DATE 04/11/2022 BY TWA Total Acres: 5.36 Total Land Value: 101,840 Market: 0 Agricultural: 0 Common: 101,840 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

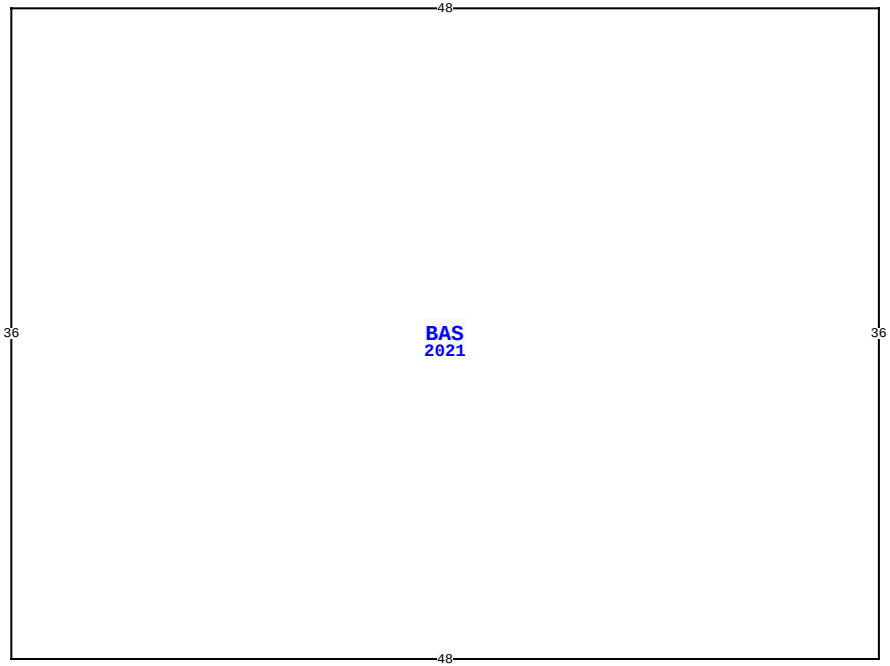
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	23,442
TOTALS	1,728		1,728	23,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,728	51.0000	17.85	30,845	1986	2006	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2023 Heated Area: 1728 HX Base Yr 2023



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GRANTOR: GRIFFIN JONATHAN C JR						
GRANTEE: GRIFFIN JONATHAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S36 E48 N36$.

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

REVIEW DATE 04/11/2022 BY TWA Total Acres: 5.36 Total Land Value: 101,840 Market: 0 Agricultural: 0 Common: 101,840 PRINTED 08/06/2024 BY SYS