PT OF LOT 33 IN OR 2705/34
EX R/W 672/510
CORNWALL SURVEY

CIRCLE S PROPERTIES LLC
17446 PARADISE DR
HILLIARD, FL 32046

2024

35-4N-23-2020-0033-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

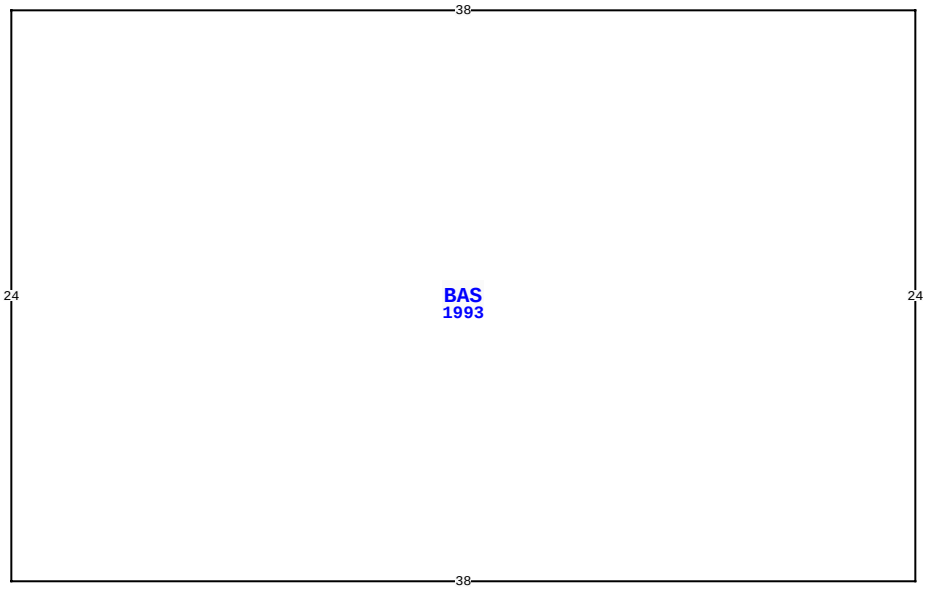
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	11,932
TOTALS	912		912	11,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	912	62.3000	43.61	39,772	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 912 HX Base Yr



17927 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	11,932
TOTAL MARKET OB/XF VALUE	19,344
TOTAL LAND VALUE - MARKET	49,215
TOTAL MARKET VALUE	80,491
SOH/AGL Deduction	0
ASSESSED VALUE	80,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,491
TOTAL JUST VALUE	80,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002028	DEMO 1978 MOBILE	5,000	02/20/2024
7248	GARAGE	13,860	05/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2705/34	4/08/2024	WD	Q	I	01	90,000
GRANTOR: LANE WANDA R						
GRANTEE: CIRCLE S PROPERTIES						
2691/656	1/26/2024	FJ	U	I	11	0
GRANTOR: ROWE LAVERNE B JR EST						
GRANTEE: LANE WANDA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S24 E38 N24$.

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	0511	GARAGE CB-	0	0	30	26	780.00	SF	40.00	40.00	100	1991	1991	3	62	19,344	

LAND DESCRIPTION

TOTAL OB/XF 19,344

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.93	AC		1.00	1.00	0.85	30,000.00	25,500.00	49,215							

REVIEW DATE 06/05/2024 BY WW Total Acres: 1.93 Total Land Value: 49,215 Market: 0 Agricultural: 0 Common: 49,215 PRINTED 08/06/2024 BY SYS