PT OF LOT 33 IN OR 1392/722
CORNWALL SURVEY OF
SEC 35-4N-23E PBK O/31

NELSON ROBERT E & DEBORAH L
17867 ANDREWS ROAD
HILLIARD, FL 32046

2024

35-4N-23-2020-0033-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

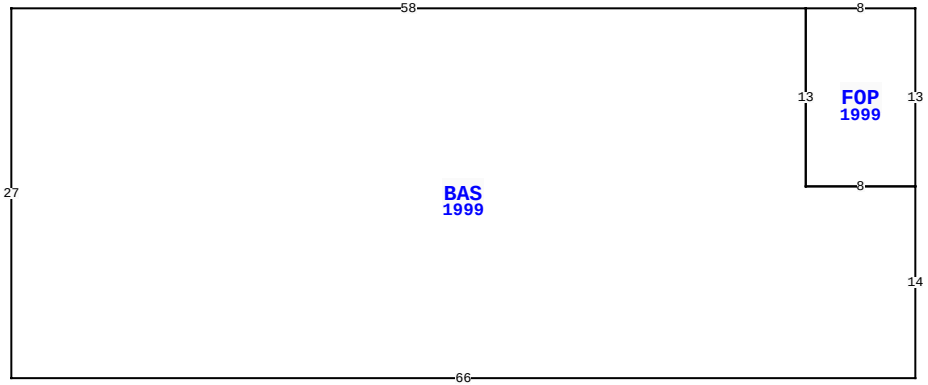
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	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	1,678	100	1,678	83,998
FOP	104	30	31	1,552
TOTALS	1,782		1,709	85,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,709	123.6000	92.70	158,424	1999	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2003 Heated Area: 1678 HX Base Yr 2003



17867 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,549
TOTAL MARKET OB/XF VALUE		7,459
TOTAL LAND VALUE - MARKET		43,800
TOTAL MARKET VALUE		136,808
SOH/AGL Deduction		69,373
ASSESSED VALUE		67,435
TOTAL EXEMPTION VALUE	HX HB	42,435
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH054659	MH MOVE-ON	0	03/07/2006
MH992787	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1392/0722	2/23/2006	WD	U	I	06	100
GRANTOR: FINE JONATHAN P & DOD						
GRANTEE: NELSON ROBERT EARL						
1335/1169	7/22/2005	QC	U	I	01	100
GRANTOR: FINE JONATHAN P & DOD						
GRANTEE: FINE JONATHAN P & D						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W8 BAS=[YR=1999] W58 S27 E66 N14 W8 N13$ S13 E8 N13$.

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	0681	POLE SHED	0	100	21	32	672.00	SF	18.75	18.75	100	1988	1988	3	20	2,520	
2	1242	WD DECK A	0	100	18	8	144.00	SF	10.00	10.00	100	1993	1993	3	20	288	
3	0940	SHEDS/PORT	0	100	21	12	252.00	SF	20.10	20.10	100	1993	1993	3	20	1,013	
4	0681	POLE SHED	0	100	21	8	168.00	SF	15.00	15.00	100	1993	1993	3	20	504	
5	0811	CONCRETE B	0	100	0	0	657.00	SF	5.20	5.20	100	1995	1995	3	70	2,391	
6	0940	SHEDS/PORT	0	100	16	11	176.00	SF	20.10	20.10	100	2003	2003	3	21	743	

LAND DESCRIPTION

TOTAL OB/XF 7,459

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	100		OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,800							

REVIEW DATE 10/02/2020 BY TWA Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/06/2024 BY SYS