

THRIFT RONALD & CHERYL
171077 ANDREWS ROAD
HILLIARD, FL 32046-8209

35-4N-23-2020-0063-0020

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	20	FACE BRICK 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		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
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	2,078	100	2,078	215,283
FGR	550	55	302	31,288
FOP	192	30	58	6,009
FSP	176	40	70	7,252
TOTALS	2,996		2,508	259,831

BUILDING CHARACTERISTICS CONSTRUCTION

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,508	95.8176	119.77	300,383	2005	2005		0		0 13.50	86.50
1 SNGL FAM - 100% - 2006												

MARKET ADJUSTMENTS

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						259,831					
TOTAL MARKET OB/XF VALUE						70,452					
TOTAL LAND VALUE - MARKET						95,000					
TOTAL MARKET VALUE						425,283					
SOH/AGL Deduction						211,471					
ASSESSED VALUE						213,812					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						163,812					
TOTAL JUST VALUE						425,283					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						416,620					

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	R S N CD	SALE PRICE
1229/1840	5/12/2004	WD	Q	V		45,000

GRANTOR: TARKINGTON BILLY RAY

GRANTEE: THRIFT RONALD & CHE

0981/0191 4/11/2001 WD Q V 35,000

GRANTOR: SPURLOCK ALLAN

GRANTEE: TARKINGTON BILLY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W35 S8 FSP=[YR=2015] W22 S8 E22 N8 \$ S8 W22
N8 W13 S37 E12 FOP=[YR=2005] S8 E24 N8 W24 \$ E36 N3
FGR=[YR=2005] E22 N25 W22 S25 \$ N25 E22 N17 \$.

EXTRA FEATURES

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	0812	CONCRETE C	0 100	0	0	1,179.00	SF	4.00	4.00	100	2005	2005	3	86	4,056	
2	0510	GARAGE WD-	0 100	40	24	960.00	SF	35.00	35.00	100	2012	2012	3	68	22,848	
3	0812	CONCRETE C	0 100	0	0	2,301.00	SF	4.00	4.00	100	2006	2006	3	87	8,007	
4	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2015	2015	3	78	23,868	
5	0855	CONC PAVER	0 100	0	0	725.00	SF	10.00	10.00	100	2015	2015	3	95	6,888	
6	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	32.00	100	2015	2015	3	89	4,785	

LAND DESCRIPTION

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.80	AC		1.00	1.00	1.00	25,000.00	25,000.00	95,000							

TOTAL OB/XF

70,452

REVIEW DATE 07/30/2020 BY TWA

Total Acres: 3.80 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

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Diagram showing building footprint (BAS 2005) and surrounding areas (FGR 2005, FOP 2005, FSP 2015).