PT OF LOTS 63 & 64 (S-3 & S-5)
IN OR 1463/1653
CORNWALL SURVEY PB 0/31

HADDEN JOHN CARLOS & MELANIE L
171133 ANDREWS RD
HILLIARD, FL 32046

**2024**

**35-4N-23-2020-0063-0030**

## BUILDING CHARACTERISTICS

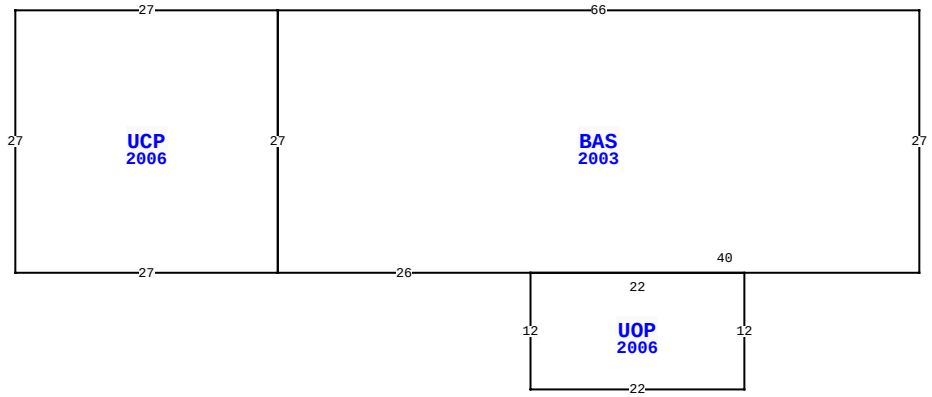
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,782 | 100 | 1,782 | 102,162 |
| UCP | 729 | 20 | 146 | 8,370 |
| UOP | 264 | 25 | 66 | 3,784 |
| TOTALS | 2,775 | | 1,994 | 114,316 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,994 | 152.8800 | 114.66 | 228,632 | 2002 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2007 Heated Area: 1782 HX Base Yr 2007




171133 ANDREWS RD, HILLIARD

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 114,316 |
| TOTAL MARKET OB/XF VALUE | | 7,005 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 216,321 |
| SOH/AGL Deduction | | 121,691 |
| ASSESSED VALUE | | 94,630 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 44,630 |
| TOTAL JUST VALUE | | 216,321 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 213,497 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B19245 | ADDITION | 5,460 | 12/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1463/1653 | 12/06/2006 | WD | Q | I | | 148,000 |
| GRANTOR: ADAMS EDWARD S & GLOR | | | | | | |
| GRANTEE: HADDEN JOHN CARLOS | | | | | | |
| 1053/1626 | 5/03/2002 | WD | Q | I | | 28,000 |
| GRANTOR: TRUE BUILT CONSTRUCTI | | | | | | |
| GRANTEE: ADAMS EDWARD & GLOR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W66UCP=[YR=2006] W27S27E27 N27$ S27 E26
UOP=[YR=2006] S12 E22 N12 W22$ E40 N27$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 531.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 83 | 2,292 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 12 | 240.00 | SF | 19.50 | 19.50 | 100 | 2003 | 2003 | 3 | 21 | 983 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 10 | 160.00 | SF | 30.00 | 30.00 | 100 | 2003 | 2003 | 3 | 21 | 1,008 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 42 | 24 | 1,008.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 27 | 2,722 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,005

| 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 | 3.80 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 95,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.80 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS