PT OF LOT 16 (S-2)
IN OR 2792/1
CORNWALL SURVEY

WELLS JAMES D III
171385 ANDREWS RD
HILLIARD, FL 32046

2025

25-4N-23-2020-0016-0020

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	13	LVT/LAMNT 100
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	06	Quality Level 06

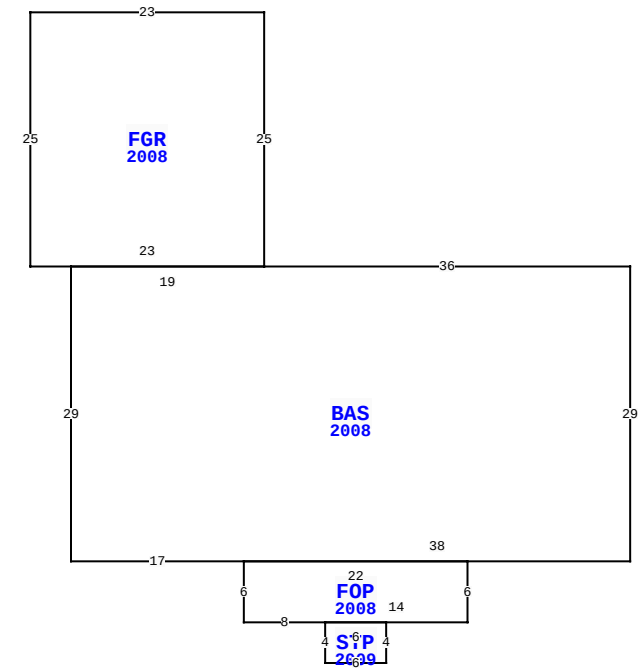
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	2008	1,595	182,902
FGR	575	55	2008	316	36,237
FOP	132	30	2008	40	4,587
STP	24	10	2009	2	229
TOTALS	2,326			1,953	223,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	123.9700	123.97	242,113	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1595 HX Base Yr 2022



171385 ANDREWS RD, HILLIARD

BLD DATE	01/02/2009 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,930
TOTAL MARKET OB/XF VALUE		4,263
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		281,693
SOH/AGL Deduction		31,785
ASSESSED VALUE		249,908
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,186
TOTAL JUST VALUE		281,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006910	30X35 GARAGE	69,804	05/23/2023
C20797	CO ISSUED	149,754	11/05/2008
E20423	ELEC OTHER	1,200	01/01/2008
M13562	MECH OTHER	0	01/01/2008
R10883	REPAIR/RRF	1,400	11/01/2007
B20797	NEW CONSTR	149,754	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/1	6/02/2025	WD	Q	I	01	340,000
GRANTOR: PAOLILLO KELLAM & LAU						
GRANTEE: WELLS JAMES D III						
2464/1144	5/24/2021	CN	Q	I	01	206,300
GRANTOR: ROSE ZACHARY L & ANNA						
GRANTEE: PAOLILLO KELLAM & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W36 FGR=[YR=2008] N25 W23 S25 E23$ W19 S29 E17 FOP=[YR=2008] S6 E8 STP=[YR=2009] S4 E6 N4 W6$ E14 N6 W22$ E38 N29$.

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	0812	CONCRETE C	0	100	0	0	1,211.00	SF	4.00	4.00	100	2008	2008	3	88	4,263	

LAND DESCRIPTION

TOTAL OB/XF 4,263

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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	0.70	45,000.00	31,500.00	31,500							

REVIEW DATE 04/04/2022 BY TWA Total Acres: 1.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 0
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

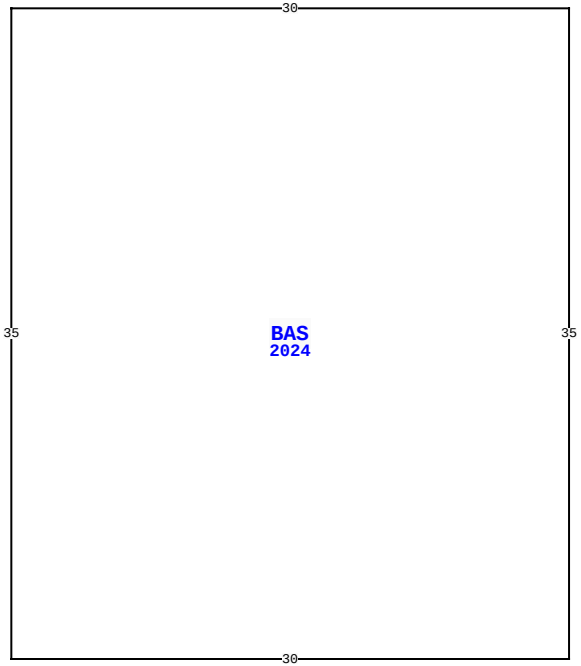
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	09
NEIGHBORHOOD/LOC	9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2024	1,050	21,975
TOTALS	1,050			1,050	21,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	57.1320	21.14	22,197	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1050 HX Base Yr 2022



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TOTAL JUST VALUE		281,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
WE00512	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2792/1	6/02/2025	WD	Q	I	01	340,000
GRANTOR: PAOLILLO KELLAM & LAU						
GRANTEE: WELLS JAMES D III						
2464/1144	5/24/2021	CN	Q	I	01	206,300
GRANTOR: ROSE ZACHARY L & ANNA						
GRANTEE: PAOLILLO KELLAM & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S35 W30 N35 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/04/2022 BY TWA Total Acres: 1.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 07/30/2025 BY SYS