PT OF LOTS 15 & 16 (S-4)
IN OR 2563/1429
CORNWALL SURVEY

FLETCHER TYLER AUSTIN
171397 ANDREWS ROAD
HILLIARD, FL 32046

2025

25-4N-23-2020-0016-0040

BUILDING CHARACTERISTICS

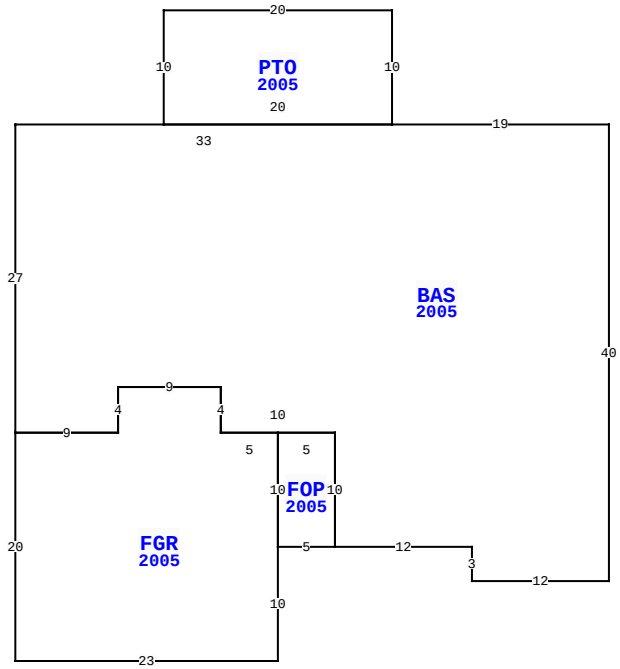
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,644	100	2005	1,644	198,772
FGR	496	55	2005	273	33,008
FOP	50	30	2005	15	1,814
PTO	200	5	2005	10	1,209
TOTALS	2,390			1,942	234,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,942	106.8200	141.00	273,822	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 2023 Heated Area: 1644 HX Base Yr



171397 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	234,802
TOTAL MARKET OB/XF VALUE	9,163
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	288,965
SOH/AGL Deduction	0
ASSESSED VALUE	288,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,965
TOTAL JUST VALUE	288,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409060	H/AC	0	12/01/2004
B0413304	NEW CONSTR	122,498	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/1429	5/12/2022	WD	Q	I	01	287,700
GRANTOR: TAYLOR JOANNA YVETTE						
GRANTEE: FLETCHER TYLER AUST						
2519/1420	12/05/2021	FJ	U	I	11	0
GRANTOR: WILLIAMS RUDY EST						
GRANTEE: TAYLOR JOANNA Y & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 PTO=[YR=2005] N10 W20 S10 E20 $ W33 S27
FGR=[YR=2005] S20 E23 N10 FOP=[YR=2005] E5 N10 W5 S10 $ N10
W5 N4 W9 S4 W9 $ E9 N4 E9 S4 E10 S10 E12 S3 E12 N40 $.

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	0	0	0	2,727.00	SF	4.00	4.00	100	2005	2005	3	84	9,163	

LAND DESCRIPTION

TOTAL OB/XF 9,163

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS