PT OF SE1/4 OF SEC 26-4N-23E
IN OR 2462/1058
ESMT IN OR 2647-1975

WHITTENBURG ZACHARIAH & HAYLIE
171206 ANDREWS RD
HILLIARD, FL 32046

2025

26-4N-23-0000-0001-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

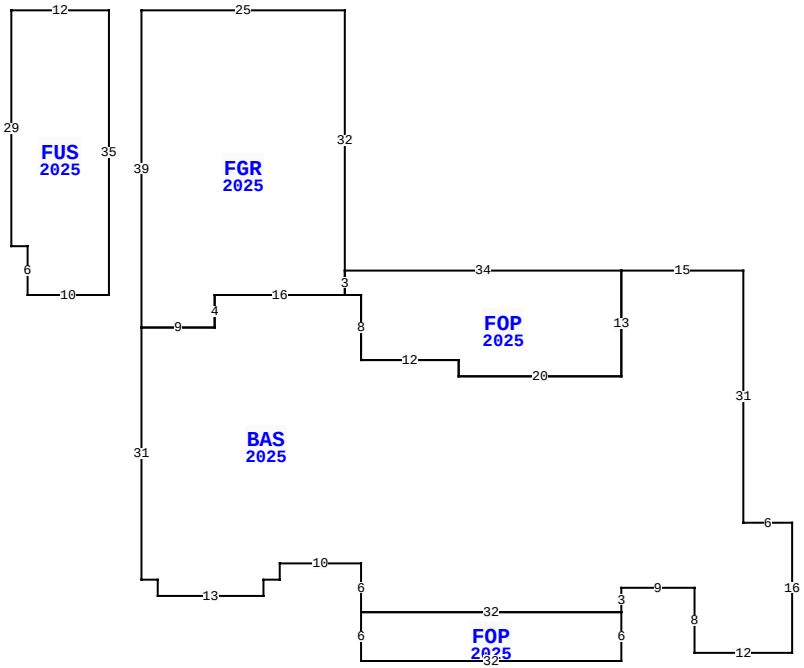
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
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	2,596	100	2025	2,596	387,167
FGR	911	55	2025	501	74,719
FOP	192	30	2025	58	8,650
FOP	398	30	2025	119	17,748
FUS	408	100	2025	408	60,849
TOTALS	4,505			3,682	549,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,682	94.3920	149.14	549,133	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 3004 HX Base Yr 2025



171206 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	05/15/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		549,133
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		457,850
TOTAL MARKET VALUE		642,990
SOH/AGL Deduction		91,226
ASSESSED VALUE		551,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		501,042
TOTAL JUST VALUE		1,015,683
NCON VALUE		557,833
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002498	PRIVATE PROVIDER	583,758	03/04/2024
230007063	NEW SFR	583,758	06/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/1058	5/14/2021	WD	Q	V	01	180,000
GRANTOR: FOUNTAIN MARILYN ELIS						
GRANTEE: WHITTENBURG ZACHARI						
1694/1199	7/01/2010	WD	U	V	11	100
GRANTOR: RODGERS HENRY BENJAMI						
GRANTEE: RODGERS MARILYN FOU						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=166,-33] E25 S32 S3 W16 S4 W9 N39 $
FOP=[YR=2025;ORIG=193,41] E32 S6 W32 N6 $
FOP=[YR=2025;ORIG=191,-1] E34 S13 W20 N2 W12 N8 W2 N3 $
BAS=[YR=2025;ORIG=240,-1] W15 S13 W20 N2 W12 N8 W2 W16 S4 W9 S31 E2 S2 E13 N2 E2 N2 E10 S6 E32 N3 E9 S8 E12 N16 W6 N31 $
FUS=[YR=2025;ORIG=150,-33] E12 S35 W10 N6 W2 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	0811	CONCRETE B	0	100	0	0	1,000.00	SF	5.20	5.20	100	2025	2024		100	5,200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	005000	C	AGRICULTURAL	100					1.70	AC		1.00	1.00	1.00	45,000.00	45,000.00	76,500							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	18.30	AC		1.00	1.00	1.00	390.00	390.00	7,137							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	190.00	190.00	1,520							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	26.30	AC		1.00	1.00	1.00	14,500.00	14,500.00	381,350							

REVIEW DATE 07/22/2024 BY WW Total Acres: 28.00 Total Land Value: 85,157 Market: 381,350 Agricultural: 8,657 Common: 76,500 PRINTED 07/30/2025 BY SYS