LOT 3
IN OR 1050/1123
PIGEON CREEK RIDGE PB 6/299

POWELL WILLIAM E JR & LINDA M
171172 ANDREWS RD
HILLIARD, FL 32046-1361

2025

26-4N-23-1640-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

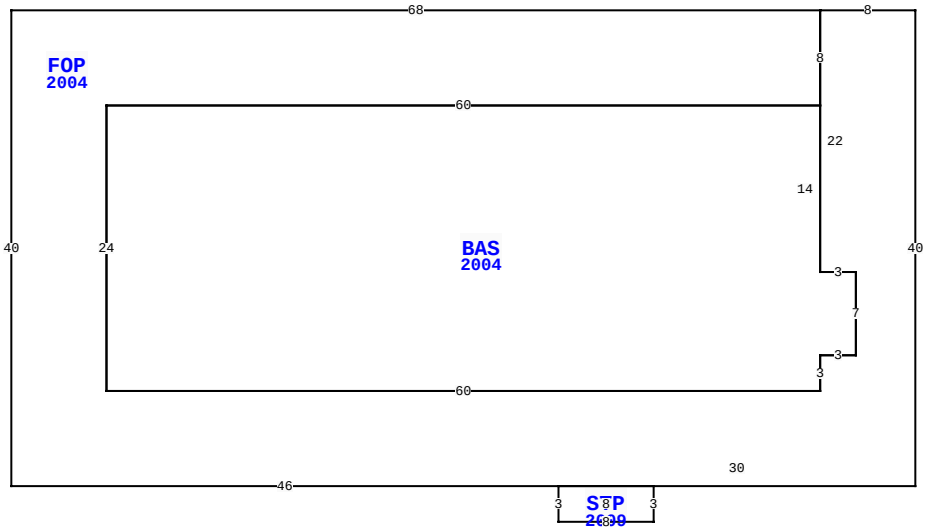
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,461	100	2004	1,461	152,055
FOP	1,579	30	2004	474	49,332
STP	24	10	2009	2	208
TOTALS	3,064			1,937	201,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	115.6400	115.64	223,995	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1461 HX Base Yr 2005



171172 ANDREWS RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,596
TOTAL MARKET OB/XF VALUE		11,776
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		258,372
SOH/AGL Deduction		118,050
ASSESSED VALUE		140,322
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,600
TOTAL JUST VALUE		258,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23397	8X8 PUMPHOUSE	2,424	03/01/2010
B0210306	NEW CONSTR	0	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/1123	4/18/2002	WD	Q	V		11,000

GRANTOR: RODGERS MASON &
GRANTEE: POWELL WILLIAM JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S24 E60 N3 E3 N7 W3 N14 $ FOP=[YR=2004] N8 W68 S40 E46 STP=[YR=2009] S3 E8 N3 W8$ E30 N40 W8 S22 E3 S7 W3 S3 W60N24 E60 $.

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	0350	CARPORT WD	0	100	31	28	868.00	SF	13.00	13.00	100	2006	2006	3	24	2,708	
2	0351	CARPORT MT	0	100	35	12	420.00	SF	10.00	10.00	100	2008	2008	3	31	1,302	
3	0510	GARAGE WD-	0	100	35	12	420.00	SF	35.00	35.00	100	2008	2008	3	48	7,056	
4	0681	POLE SHED	0	100	19	4	76.00	SF	15.00	15.00	100	2005	2005	3	36	410	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.30	21.30	100	2005	2005	3	22	300	

LAND DESCRIPTION

TOTAL OB/XF 11,776

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	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