LOTS 5 & 6 2003 JACOBSEN DW
PIGEON CREEK RIDGE PB 6/299

MITCHELL BRAD E/CARLSON JESSICA L
171060 ANDREWS RD
HILLIARD, FL 32046

2025

26-4N-23-1640-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	06	Quality Level 06

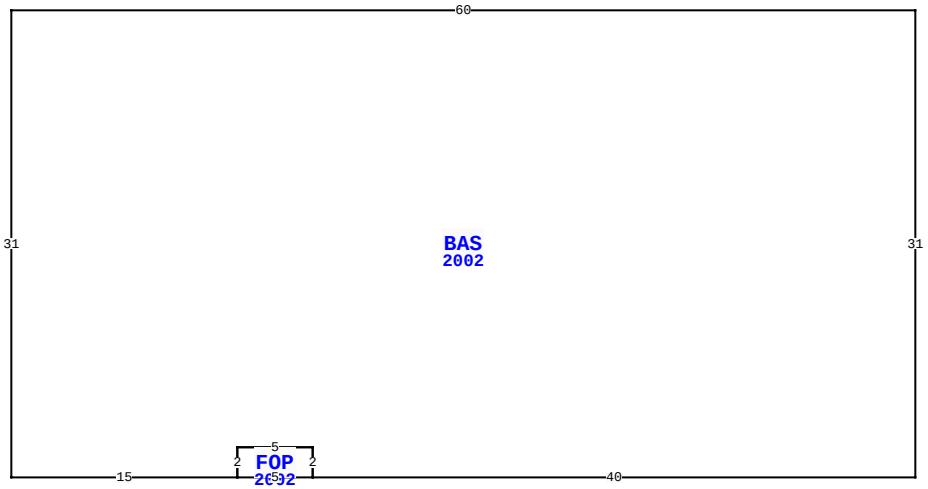
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	2002	1,850	179,071
FOP	10	30	2002	3	290
TOTALS	1,860			1,853	179,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,853	151.8400	129.06	239,148	2002	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2023 Heated Area: 1850 HX Base Yr 2023



171060 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,361
TOTAL MARKET OB/XF VALUE		859
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		250,220
SOH/AGL Deduction		13,846
ASSESSED VALUE		236,374
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,652
TOTAL JUST VALUE		250,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/1416	7/01/2021	WD	Q	I	01	215,000
GRANTOR: BRUNSON MARTIN A & PA						
GRANTEE: MITCHELL BRAD E & J						
1111/1453	2/05/2003	WD	U	I	07	100
GRANTOR: DISTINCTIVE HOMES OF						
GRANTEE: BRUNSON MARTIN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W60 S31 E15 FOP=[YR=2002] E5 N2 W5 S2 $ N2 E5 S2 E40 N31 $.

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	0940	SHEDS/PORT	0	100	8	6	48.00	SF	13.20	13.20	100	2002	2002	3	20	127	
2	1242	WD DECK A	0	100	0	0	366.00	SF	10.00	10.00	100	2003	2003	3	20	732	

LAND DESCRIPTION

TOTAL OB/XF 859

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 04/08/2022 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS