LOT 8
IN OR 1938/1392
2005 GENM DWMH

RICKENBACH RAY S
17954 ANDREWS RD
HILLIARD, FL 32046

2025

26-4N-23-1640-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

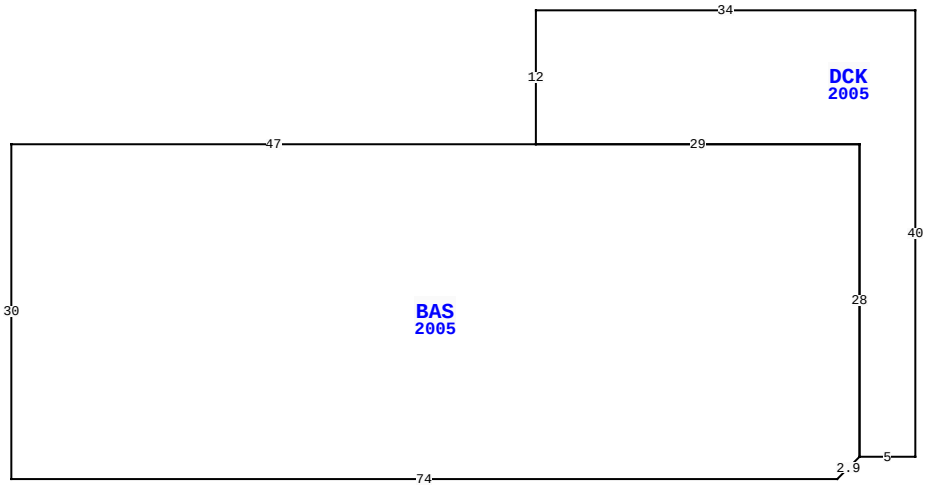
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	2,278	100	2005	2,278	152,178
DCK	548	15	2005	82	5,478
TOTALS	2,826			2,360	157,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,360	122.8000	104.38	246,337	2005	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2015 Heated Area: 2278 HX Base Yr 2015



17954 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		157,656
TOTAL MARKET OB/XF VALUE		19,148
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		221,804
SOH/AGL Deduction		113,515
ASSESSED VALUE		108,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,567
TOTAL JUST VALUE		221,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15974	ELEC OTHER	0	10/01/2005
MH4689	MH MOVE-ON	0	10/01/2005
M10484	MECH OTHER	0	10/01/2005
P10174	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1938/1392	9/19/2014	WD	U	I	12	83,000
GRANTOR: WATSON MORTGAGE CORP						
GRANTEE: RICKENBACH RAY S						
1877/1670	9/09/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WATSON MORTGAGE COR						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2005] W34 S12 BAS=[YR=2005] W47 S30 E74 U2 R2 N28 W29$ E29 S28E5 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	8.50	8.50	100	2005	2005	3	22	748	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2005	2005	3	22	1,320	
4	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50	6.50	100	2005	2005	3	84	677	
5	0811	CONCRETE B	0	100	0	0	2,945.00	SF	5.20	5.20	100	2007	2007	3	87	13,323	

LAND DESCRIPTION

TOTAL OB/XF 19,148

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