LOT 9 IN OR 1120/907
2003 FLEE DW/MH
PIGEON CREEK RIDGE PB 6/299

HALE NATHAN E
PO BOX 798
CALLAHAN, FL 32011

2025

26-4N-23-1640-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	03	Quality Level 03

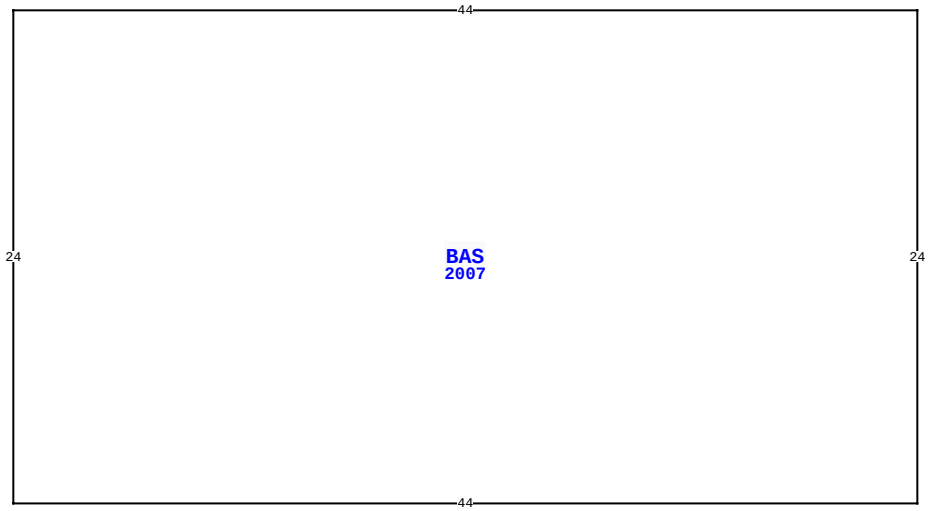
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2007	1,056	53,497
TOTALS	1,056			1,056	53,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	119.2000	101.32	106,994	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2010 Heated Area: 1056 HX Base Yr 2010



17922 ANDREWS RD, HILLIARD

BLD DATE	04/15/2008	JH	LGL DATE	
XF DATE	04/15/2008	JH	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,497
TOTAL MARKET OB/XF VALUE		4,982
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		103,479
SOH/AGL Deduction		50,101
ASSESSED VALUE		53,378
TOTAL EXEMPTION VALUE	HX HB	28,378
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0907	12/20/2002	WD	U	I	11	72,000
GRANTOR: DISTINCTIVE HOMES OF						
GRANTEE: HALE NATHAN E						
1049/1363	4/15/2002	WD	U	V	19	65,400
GRANTOR: RODGERS MASON &						
GRANTEE: DISTINCTIVE HOMES O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W44 S24 E44 N24$.

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	24	12	576.00	SF	13.00	13.00	100	2003	2003	3	20	1,498	
2	1242	WD DECK A	0	100	23	12	276.00	SF	10.00	10.00	100	2004	2004	3	21	580	
3	0810	CONCRETE A	0	100	0	0	249.00	SF	6.50	6.50	100	2006	2006	3	86	1,392	
4	0755	FSP	0	100	12	12	144.00	SF	20.00	20.00	100	2004	2004	3	21	605	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2004	2004	3	21	907	

LAND DESCRIPTION

TOTAL OB/XF 4,982

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS