IN OR 503 PG 483
EX R/W OR 666/505

DIXON RICHARD E SR & JOYCE E
173014 ANDREWS ROAD
HILLIARD, FL 32046

2025

30-4N-24-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

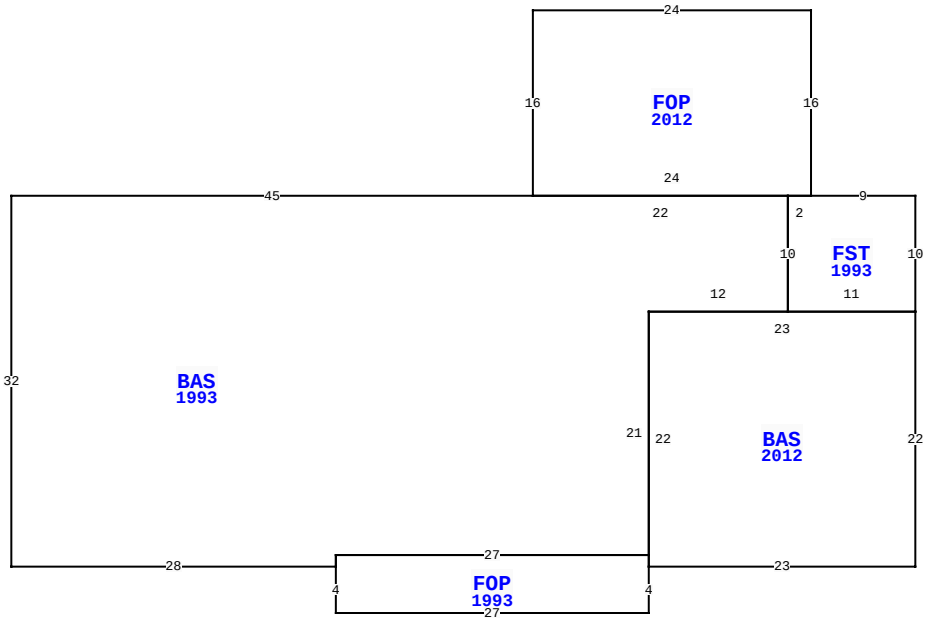
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	1993	1,853	190,666
BAS	506	100	2012	506	52,066
FOP	135	30	1993	40	4,116
FOP	384	30	2012	115	11,833
FST	110	55	1993	60	6,174
TOTALS	2,988			2,574	264,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,574	121.7712	121.77	313,436	1988	1993	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 0 Heated Area: 2359 HX Base Yr 1989



173014 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,853
TOTAL MARKET OB/XF VALUE		9,347
TOTAL LAND VALUE - MARKET		108,810
TOTAL MARKET VALUE		383,010
SOH/AGL Deduction		193,141
ASSESSED VALUE		189,869
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,147
TOTAL JUST VALUE		383,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4756	NEW CONSTR	76,549	03/22/1988
2961	NEW CONSTR	0	03/22/1988
2496	H/AC	3,950	03/22/1988
4901	NEW CONSTR	5,250	03/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0503/0483	11/18/1986	WD	Q	V		14,300
GRANTOR: FUGUA FLORENCE						
GRANTEE: DIXON RICHARD SR						
0221/0516	7/22/1976	WD	Q	I	01	100
GRANTOR: FUQUA BERTIE H ESTATE						
GRANTEE: FUQUA C C JR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 FOP=[YR=2012] N16 W24 S16 BAS=[YR=1993] W45 S32 E28 FOP=[YR=1993] S4 E27 N4 BAS=[YR=2012] E23 N22 W23 S22$ N1W27 S1$ N1 E27 N21 E12 N10 W22$ E24$ W2 S10 E11 N10$.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1988	1988	3	20	4,032	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
3	0812	CONCRETE C	0	100	0	0	1,512.00	SF	4.00	4.00	100	1988	1988	3	52	3,145	

LAND DESCRIPTION

TOTAL OB/XF 9,347

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	5.58	AC		1.00	1.00	1.00	19,500.00	19,500.00	108,810							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.58 Total Land Value: 108,810 Market: 0 Agricultural: 0 Common: 108,810 PRINTED 07/30/2025 BY SYS