LOTS 11 THRU 13
IN OR 1375/1737
EX PRT LOTS 12 & 13 S OF RD

BEGGS NANCY ELIZABETH
173100 ANDREWS ROAD
HILLIARD, FL 32046

2025

30-4N-24-2740-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

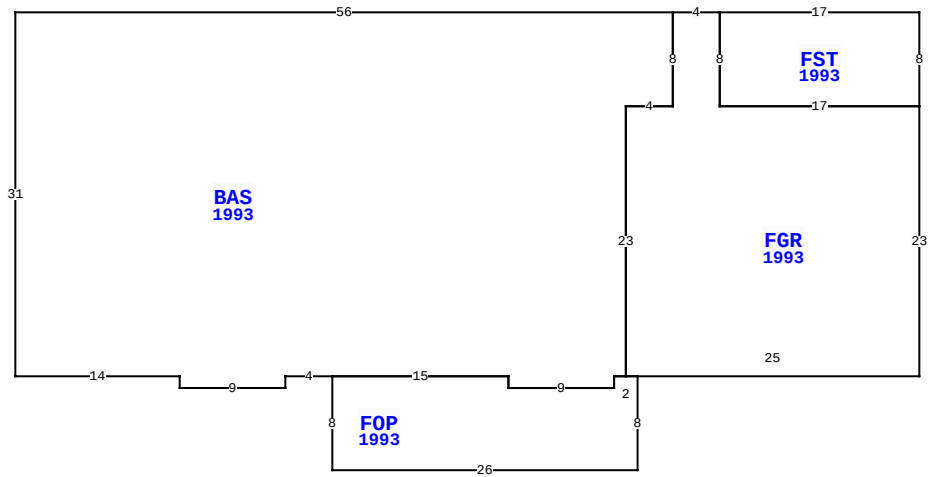
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1993	1,662	178,655
FGR	607	55	1993	334	35,903
FOP	199	30	1993	60	6,449
FST	136	55	1993	75	8,062
TOTALS	2,604			2,131	229,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,131	99.3132	131.09	279,353	1990	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2010 Heated Area: 1662 HX Base Yr 2010



173100 ANDREWS RD, HILLIARD

BLD DATE	04/23/2008	JH	LGL DATE	05/07/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,069
TOTAL MARKET OB/XF VALUE		86,638
TOTAL LAND VALUE - MARKET		80,500
TOTAL MARKET VALUE		396,207
SOH/AGL Deduction		202,671
ASSESSED VALUE		193,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,814
TOTAL JUST VALUE		396,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530161	XFOB	35,105	03/31/2015
6315	NEW CONSTR	71,405	02/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1737	12/21/2005	WD	Q	I		247,900
GRANTOR: HALLGREN ARTHUR J & M						
GRANTEE: BEGGS NANCY ELIZABE						
1253/1614	8/19/2004	WD	Q	I		160,000
GRANTOR: WEST LAWRENCE W JR &						
GRANTEE: HALLGREN ARTHUR J &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W17 FGR=[YR=1993] W4BAS=[YR=1993] W56 S31 E14 S1 E9 N1 E4 FOP=[YR=1993] S8 E26 N8 W2 S1 W9 N1 W15$ E15 S1 E9 N1 E1 N23 E4 N8 $ S8 W4 S23 E25N23 W17 N8$ S8 E17 N8$.

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	0810	CONCRETE A	0	100	4	19	76.00	SF	6.50	6.50	100	1990	1990	3	57	282	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	15.00	15.00	100	1995	1995	3	20	240	
4	0845	KOOL DECK	0	100	0	0	524.00	SF	7.25	7.25	100	2007	2007	3	87	3,305	
5	0525	GAZEBO	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2007	2007	3	44	4,400	
6	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	100	2004	2004	3	32	10,752	
7	0861	POOL GUNIT	0	100	39	13	507.00	SF	85.00	85.00	100	2007	2007	3	44	18,962	
8	0462	ST/AL FNC	0	100	0	0	1,250.00	SF	10.00	10.00	100	2007	2007	3	44	5,500	
9	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2007	2007	3	44	3,696	
10	0803	ASPHALT C	0	100	36	14	504.00	SF	1.50	1.50	100	2004	2004	3	52	393	

TOTAL OB/XF 49,840

LAND DESCRIPTION

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	2.30	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,500							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 07/30/2025 BY SYS

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HILLIARD, FL 32046

2025

30-4N-24-2740-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2004	2004	3	32	9,677	
12	0465	FNC GT 15'	0	100	0	0	2.00	UT	450.00	450.00	100	2007	2007	3	69	621	
13	0810	CONCRETE A	0	100	60	6	360.00	SF	6.50	6.50	100	2014	2014	3	94	2,200	
14	0681	POLE SHED	0	100	48	30	1,440.00	SF	22.50	22.50	100	2015	2015	3	75	24,300	

LAND DESCRIPTION

TOTAL OB/XF 36,798

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

REVIEW DATE 06/10/2021 BY TWA Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 07/30/2025 BY SYS