PT LOTS 12 & 13
ST MARYS HEIGHT SUB PB 3/36
IN OR 2505/1450

SHUPE BRIAN & TERRI
173145 ANDREWS ROAD
HILLIARD, FL 32046

2025

30-4N-24-2740-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

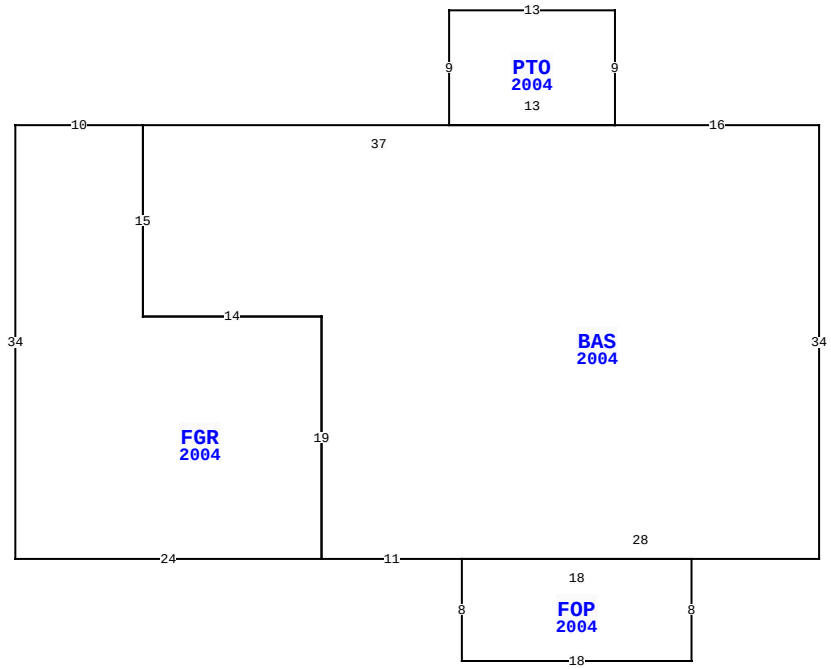
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,536	100	2004	1,536	174,625
FGR	606	55	2004	333	37,858
FOP	144	30	2004	43	4,889
PTO	117	5	2004	6	682
TOTALS	2,403			1,918	218,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,918	95.4324	125.97	241,610	2004	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2022 Heated Area: 1536 HX Base Yr 2022



173145 ANDREWS RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,053
TOTAL MARKET OB/XF VALUE		11,329
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		306,382
SOH/AGL Deduction		40,728
ASSESSED VALUE		265,654
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,932
TOTAL JUST VALUE		306,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M047980	NEW CONSTR	0	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/1450	9/07/2021	WD	Q	I	01	305,000
GRANTOR: CALVERT MILISSA S						
GRANTEE: SHUPE BRIAN & TERRI						
2359/1238	5/07/2020	WD	Q	I	01	239,900
GRANTOR: HAYES DAVID E & PAMEL						
GRANTEE: CALVERT RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 PTO=[YR=2004] N9 W13 S9 E13$ W37
FGR=[YR=2004] W10 S34 E24 N19 W14 N15$ S15 E14 S19 E11
FOP=[YR=2004] S8 E18 N8 W18$ E28 N34 $.

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	0812	CONCRETE C	0	100	0	0	2,550.00	SF	4.00	4.00	100	2004	2004	3	83	8,466	
2	0940	SHEDS/PORT	0	100	0	0	160.00	SF	30.00	30.00	100	2010	2010	3	40	1,920	
3	1242	WD DECK A	0	100	0	0	230.00	SF	5.00	5.00	100	2019	2019	3	82	943	

LAND DESCRIPTION

TOTAL OB/XF 11,329

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	2.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,000							

REVIEW DATE 02/10/2021 BY TWA Total Acres: 2.20 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 07/30/2025 BY SYS