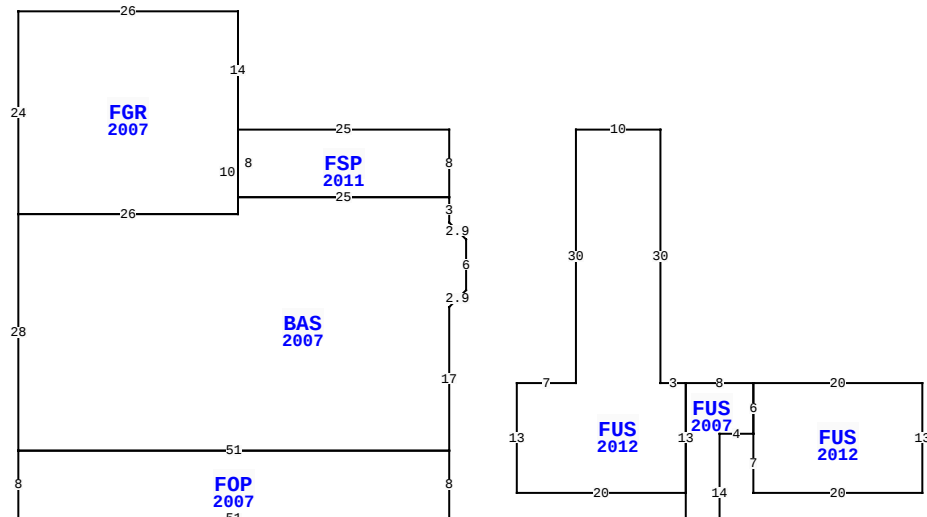


BROWN DANA L
17625 ANDREWS RD
HILLIARD, FL 32046

2025



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	20	FACE BRICK 100				0900	01	2,963	109.7544	144.88	429,279	2007	2007			0	0	12.75	87.25	VALUATION BY					STANDARD															
Roof Structure	03	GABLE/HIP 100				3 SNGL FAM - 100% - 2020															Heated Area: 2418										HX Base Yr									
Roof Cover	12	MODULAR MT 100																			Tax Group: 4					Tax Dist:														
Interior Wall	05	DRYWALL 100																			BUILDING MARKET VALUE					374,546														
Interior Floor	13	LVT/LAMNT 60																			TOTAL MARKET OB/XF VALUE					29,586														
Interior Floor	14	CARPET 40																			TOTAL LAND VALUE - MARKET					97,500														
Air Condition	03	CENTRAL 100																			TOTAL MARKET VALUE					501,632														
Heating Type	04	AIR DUCTED 100																			SOH/AGL Deduction					114,068														
Bedrooms	4	100																			ASSESSED VALUE					387,564														
Bathrooms	3	100				TOTAL EXEMPTION VALUE					13					387,564																								
Frame	02	WOOD FRAME 100				BASE TAXABLE VALUE					0					501,632																								
Stories	2.	2. 100				TOTAL JUST VALUE					501,632																													
Units	0	100				NCON VALUE					0					INCOME VALUE																								
Occupancy	00	NONE 100				PREVIOUS YEAR MKT VALUE					470,032																													