PT OF LOT 33
IN OR 1745/1755
CORNWALL SURVEY

NELSON WESLEY HAROLD
171007 ANDREWS RD
HILLIARD, FL 32046

2025

35-4N-23-2020-0033-0010

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

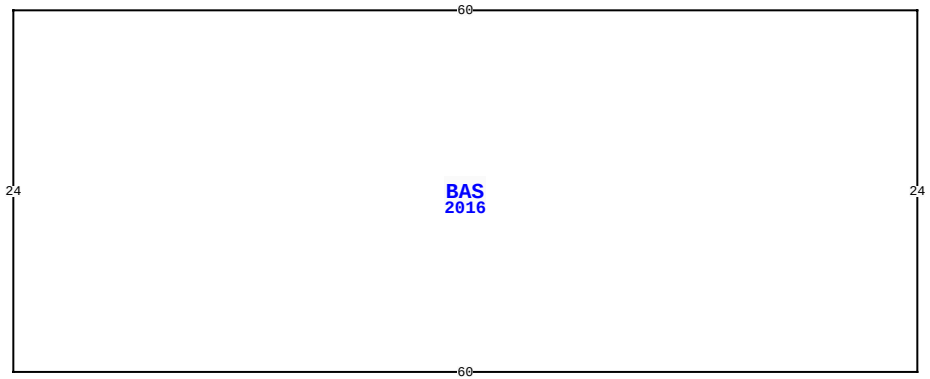
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2016	1,440	76,539
TOTALS	1,440			1,440	76,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	115.8000	98.43	141,739	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1440 HX Base Yr



171007 ANDREWS RD, HILLIARD

BLD DATE	09/25/2007	JH	LGL DATE	05/21/2025 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,539
TOTAL MARKET OB/XF VALUE	5,595
TOTAL LAND VALUE - MARKET	44,550
TOTAL MARKET VALUE	126,684
SOH/AGL Deduction	17,498
ASSESSED VALUE	109,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,186
TOTAL JUST VALUE	126,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528896	NEW CONSTR	0	03/31/2015
MH155626	MH MOVE-ON	0	03/31/2015
MH155626	CO ISSUED	0	03/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1745/1755	6/18/2011	QC	U	I	11	100
GRANTOR: NELSON LAURA FAYE						
GRANTEE: NELSON WESLEY HAROL						
0664/0803	8/05/1992	WD	Q	V	01	100
GRANTOR: NELSON JOHN & LAURA						
GRANTEE: NELSON JIM & DEENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S24 E60 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	0510	GARAGE WD-	0	0	24	20	480.00	SF	26.25	26.25	100	1985	1985	3	20	2,520	
2	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1990	1990	3	20	600	
3	0752	USP	0	0	20	11	220.00	SF	15.00	15.00	100	2015	2015	3	75	2,475	

LAND DESCRIPTION

TOTAL OB/XF 5,595

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	0		OR	0.00	0.00	0.99	AC		1.00	1.00	1.00	45,000.00	45,000.00	44,550							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 0.99 Total Land Value: 44,550 Market: 0 Agricultural: 0 Common: 44,550 PRINTED 07/30/2025 BY SYS