PT OF LOT 33
IN OR 1336/861
EX R/W OR 666/493

NELSON JIMMY MACK
17965 ANDREWS ROAD
HILLIARD, FL 32046

2025

35-4N-23-2020-0033-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

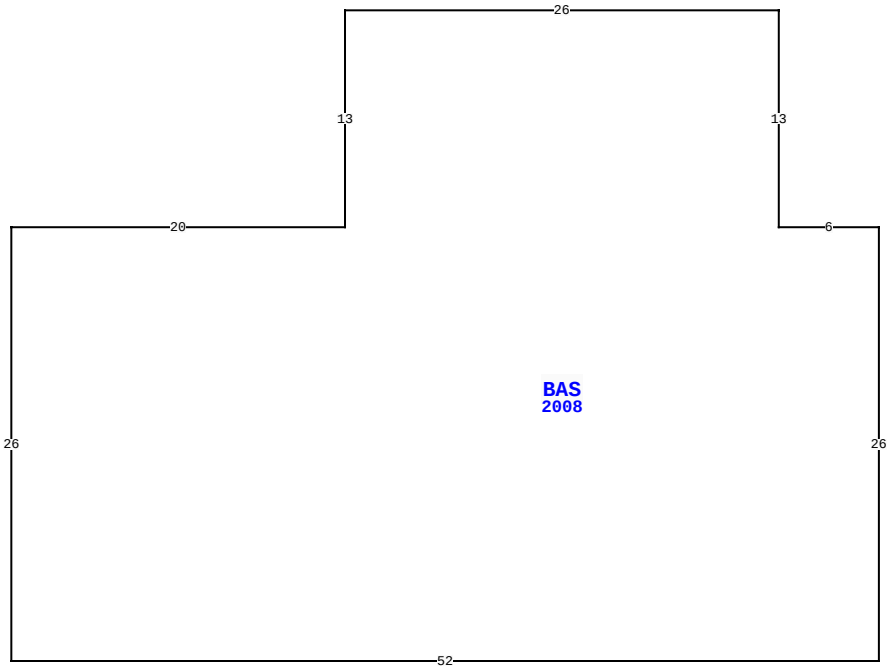
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,690	100	2008	1,690	66,410
TOTALS	1,690			1,690	66,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,690	122.8000	98.24	166,026	1993	1998	0	0	0	60.00	40.00

1 M/H 93- – 0% - 0 Heated Area: 1690 HX Base Yr



17965 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	66,410
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	119,210
SOH/AGL Deduction	34,995
ASSESSED VALUE	84,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,215
TOTAL JUST VALUE	119,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94351	MH MOVE-ON	42,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/0861	7/27/2005	QC	Q	V	01	100
GRANTOR: NELSON DEENA M						
GRANTEE: NELSON JIMMY MACK						
0664/0803	8/05/1992	WD	Q	V	01	100
GRANTOR: NELSON JOHN & LAURA						
GRANTEE: NELSON JIM & DEENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W6 N13 W26 S13 W20 S26 E52 N26$.

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	1242	WD DECK A	0	0	0	0	192.00	SF	10.00	10.00	100	2003	2003	3	20	384	
2	1242	WD DECK A	0	0	0	0	694.00	SF	10.00	10.00	100	2003	2003	3	20	1,388	
3	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	2001	2001	3	28	840	
4	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1992	1992	3	62	258	
5	0681	POLE SHED	0	0	24	24	576.00	SF	11.25	11.25	100	2008	2008	3	48	3,110	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS