PT OF LOT 33 IN OR 1392/709
BEING PARCEL 2
CORNWALL SURVEY OF

FINE JONATHAN P & DODIE S
17881 ANDREWS ROAD
HILLIARD, FL 32046

2025

35-4N-23-2020-0033-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

17881 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	65,700
TOTAL MARKET VALUE	77,700
SOH/AGL Deduction	24,287
ASSESSED VALUE	53,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,413
TOTAL JUST VALUE	77,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002542	CO ISSUED	0	03/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1392/0709	7/21/2005	QC	U	I	07	100

GRANTOR: FINE JONATHAN P & DO

GRANTEE: FINE JONATHAN P & D

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.46	AC		1.00	1.00	1.00	45,000.00	45,000.00	65,700							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 1.46 Total Land Value: 65,700 Market: 0 Agricultural: 0 Common: 65,700 PRINTED 07/30/2025 BY SYS