PT OF LOTS 63 & 64
IN OR 2744/797
CORNWALL SURVEY PB 0/31

LAMERE MEINA CHEYENNE & ZAREK CONNOR CHAFFEE
171213 ANDREWS RD
HILLIARD, FL 32046

2025

35-4N-23-2020-0063-0010

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	11	CLAY TILE 30
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
Quality	06	Quality Level 06

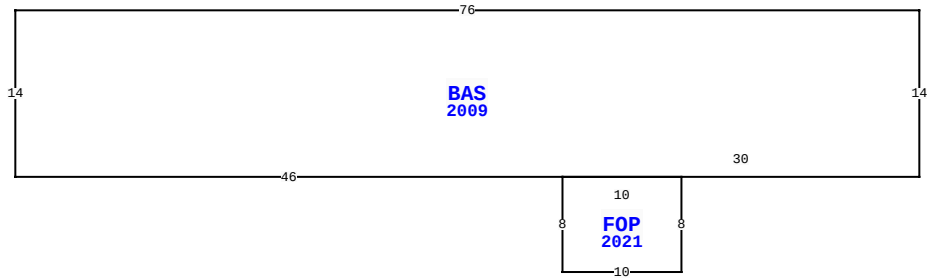
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2009	1,064	105,639
FOP	80	30	2021	24	2,383
TOTALS	1,144			1,088	108,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,088	155.7400	132.38	144,029	2000	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2025 Heated Area: 1064 HX Base Yr 2025



171213 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,022
TOTAL MARKET OB/XF VALUE		2,290
TOTAL LAND VALUE - MARKET		149,370
TOTAL MARKET VALUE		259,682
SOH/AGL Deduction		0
ASSESSED VALUE		259,682
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,960
TOTAL JUST VALUE		259,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615404	REPAIR/RRF	1,500	10/01/2016
B24930	XFOB	11,249	07/01/2011
C5236	CO ISSUED	0	12/01/2009
E22235	ELEC OTHER	0	11/01/2009
M14941	H/AC	0	11/01/2009
P14034	OTHER	0	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/797	10/04/2024	WD	Q	I	01	305,000
GRANTOR: LINSANGAN JOSEPH STEV						
GRANTEE: LAMERE MEINA CHEYEN						
2539/1292	2/15/2022	WD	Q	I	01	245,000
GRANTOR: SELDOMRIDGE JOHN M &						
GRANTEE: LINSANGAN JOSEPH ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S14 E46 FOP=[YR=2021] S8 E10 N8 W10$ E30 N14$.

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	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	2006	2006	3	86	2,290	

LAND DESCRIPTION

TOTAL OB/XF 2,290

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	7.66	AC		1.00	1.00	1.00	19,500.00	19,500.00	149,370							

REVIEW DATE 03/31/2025 BY WWA Total Acres: 7.66 Total Land Value: 149,370 Market: 0 Agricultural: 0 Common: 149,370 PRINTED 07/30/2025 BY SYS