PT OF LOTS 63 & 64
IN OR 1229/1840
CORNWALL SURVEY

THRIFT RONALD & CHERYL
171077 ANDREWS ROAD
HILLIARD, FL 32046-8209

2025

35-4N-23-2020-0063-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

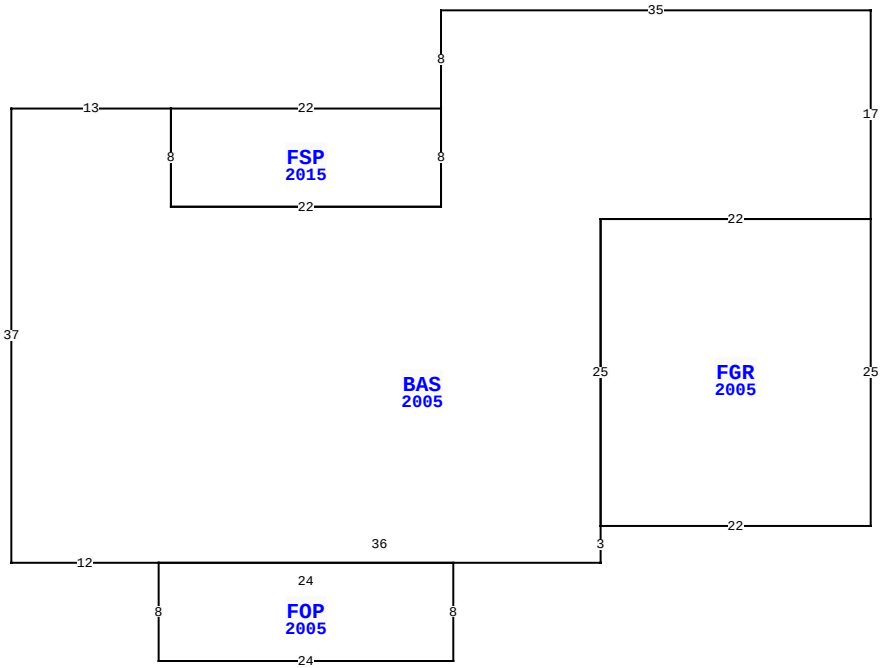
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	2005	2,078	225,372
FGR	550	55	2005	302	32,754
FOP	192	30	2005	58	6,291
FSP	176	40	2015	70	7,592
TOTALS	2,996			2,508	272,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,508	95.8176	126.48	317,212	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2006 Heated Area: 2078 HX Base Yr 2006



171077 ANDREWS RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,009
TOTAL MARKET OB/XF VALUE		67,895
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		453,904
SOH/AGL Deduction		233,891
ASSESSED VALUE		220,013
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,291
TOTAL JUST VALUE		453,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530675	SWIM POOL	30,000	06/30/2015
B25846	GARAGE	37,862	03/01/2012
B13610	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1229/1840	5/12/2004	WD	Q	V		45,000
GRANTOR: TARKINGTON BILLY RAY						
GRANTEE: THRIFT RONALD & CHE						
0981/0191	4/11/2001	WD	Q	V		35,000
GRANTOR: SPURLOCK ALLAN						
GRANTEE: TARKINGTON BILLY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W35 S8 FSP=[YR=2015] W22 S8 E22 N8 $ S8 W22 N8 W13 S37 E12 FOP=[YR=2005] S8 E24 N8 W24 $ E36 N3 FGR=[YR=2005] E22 N25 W22 S25 $ N25 E22 N17 $.

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	0812	CONCRETE C	0	100	0	0	1,179.00	SF	4.00	4.00	100	2005	2005	3	84	3,961	
2	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2012	2012	3	64	21,504	
3	0812	CONCRETE C	0	100	0	0	2,301.00	SF	4.00	4.00	100	2006	2006	3	86	7,915	
4	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2015	2015	3	75	22,950	
5	0855	CONC PAVER	0	100	0	0	725.00	SF	10.00	10.00	100	2015	2015	3	95	6,888	
6	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2015	2015	3	87	4,677	

LAND DESCRIPTION

TOTAL OB/XF 67,895

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	3.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	114,000							

REVIEW DATE 07/30/2020 BY TWA Total Acres: 3.80 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 07/30/2025 BY SYS