PT OF LOTS 63 & 64
IN OR 2469/758
CORNWALL SURVEY PB 0/31

JONES OWEN
86014 LEE PLANTATION DR
YULEE, FL 32097

2025

35-4N-23-2020-0063-0040

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 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

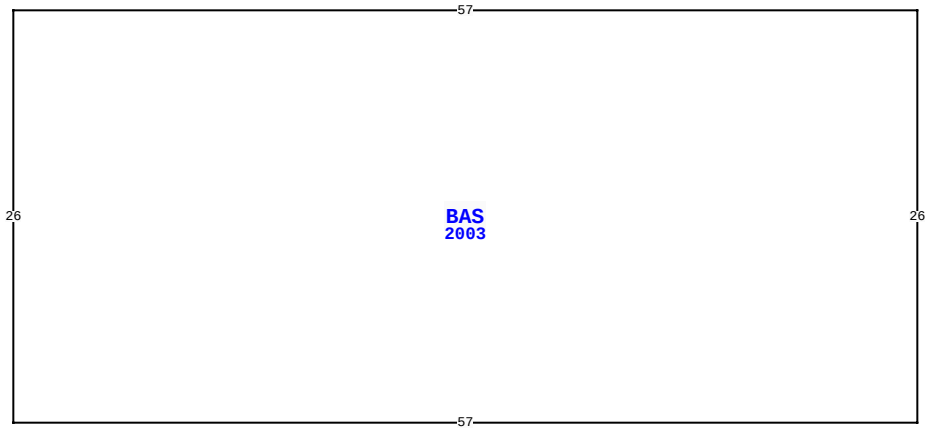
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	2003	1,482	70,866
TOTALS	1,482			1,482	70,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,482	117.2000	99.62	147,637	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1482 HX Base Yr



171051 ANDREWS RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	70,866
TOTAL MARKET OB/XF VALUE	3,615
TOTAL LAND VALUE - MARKET	114,000
TOTAL MARKET VALUE	188,481
SOH/AGL Deduction	38,833
ASSESSED VALUE	149,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,648
TOTAL JUST VALUE	188,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/0758	6/03/2021	WD	Q	I	01	160,000
GRANTOR: CURRIN GEORGE ET AL						
GRANTEE: JONES OWEN						
2440/1145	3/08/2021	FJ	U	I	11	0
GRANTOR: HOWARD VIRGINIA MAY E						
GRANTEE: CURRIN GEORGE ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W57 S26 E57 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	14	10	140.00	SF	10.00	10.00	100	2003	2003	3	20	280	
2	0940	SHEDS/PORT	0	0	20	11	220.00	SF	21.30	21.30	100	2003	2003	3	20	937	
3	1242	WD DECK A	0	0	18	18	324.00	SF	10.00	10.00	100	2017	2017	3	74	2,398	

LAND DESCRIPTION

TOTAL OB/XF 3,615

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

REVIEW DATE 04/13/2022 BY TWA Total Acres: 3.80 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 07/30/2025 BY SYS