LOTS 1 & 2
ANDY'S ACRES PBK 8/312
ESMT OR 2329/351 & OR 2329/349

BROUSSARD TERRY
17667 ANDREWS RD
HILLIARD, FL 32046

2025

35-4N-23-2021-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 100
Air Condition	10	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

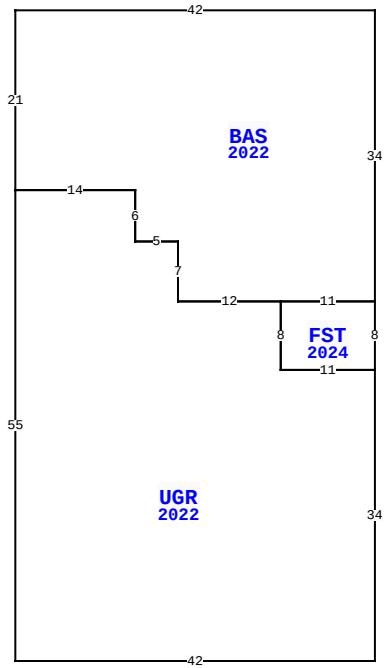
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,211	100	2022	1,211	92,794
FST	88	55	2024	48	3,678
UGR	1,893	45	2022	852	65,286
TOTALS	3,192			2,111	161,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,111	77.4004	77.40	163,391	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1211 HX Base Yr 2023



17667 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		161,757
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,000
TOTAL MARKET VALUE		248,757
SOH/AGL Deduction		22,745
ASSESSED VALUE		226,012
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		125,290
TOTAL JUST VALUE		248,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003717	CO ISSUED	0	03/09/2022
21011179	NEW CONSTR	206,584	08/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0145	2/24/2021	WD	Q	V	01	60,000

GRANTOR: JKS LAND LLC
GRANTEE: BROUSSARD TERRY

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2022;ORIG=-93,21] S55 E42 N34 W11 N8 W12 N7 W5 N6 W14 $
BAS=[YR=2022;ORIG=-51,0] W42 S21 E14 S6 E5 S7 E12 E11 N34 $
FST=[YR=2024;ORIG=-62,34] E11 S8 W11 N8 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,000							

REVIEW DATE 05/03/2022 BY TW Total Acres: 2.90 Total Land Value: 87,000 Market: 0 Agricultural: 0 Common: 87,000 PRINTED 07/30/2025 BY SYS