LOT 3
ANDY'S ACRES PBK 8/312
ESMT OR 2329/350

WOOD THOMAS D & JULIE A
17665 ANDREWS RD
HILLIARD, FL 32046

2025

35-4N-23-2021-0003-0000

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	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

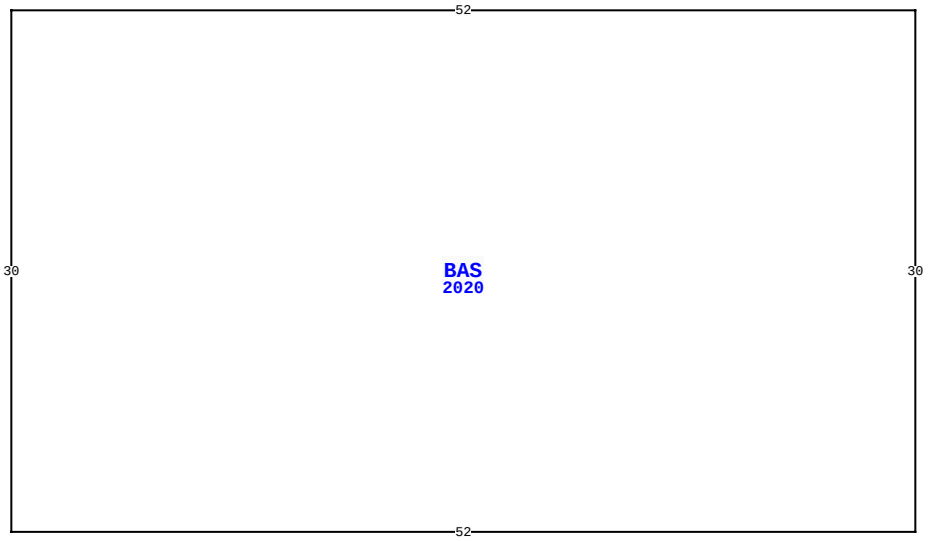
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2020	1,560	192,260
TOTALS	1,560			1,560	192,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	152.6200	129.73	202,379	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2021 Heated Area: 1560 HX Base Yr 2021



17655 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,260
TOTAL MARKET OB/XF VALUE		2,854
TOTAL LAND VALUE - MARKET		65,250
TOTAL MARKET VALUE		260,364
SOH/AGL Deduction		101,870
ASSESSED VALUE		158,494
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,772
TOTAL JUST VALUE		260,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002081	CO ISSUED	0	03/09/2020
19012454	MH MOVE-ON	0	12/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2410/1926	11/20/2020	WD	Q	I	01	180,000

GRANTOR: JKS LAND LLC
GRANTEE: WOOD THOMAS D & JUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S30 E52 N30$.

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	0810	CONCRETE A	0	100	0	0	448.00	SF	6.50	6.50	100	2020	2020	3	98	2,854	

LAND DESCRIPTION

TOTAL OB/XF 2,854

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		OR	0.00	0.00	1.45	AC		1.00	1.00	1.00	45,000.00	45,000.00	65,250							

REVIEW DATE 07/01/2020 BY TW Total Acres: 1.45 Total Land Value: 65,250 Market: 0 Agricultural: 0 Common: 65,250 PRINTED 07/30/2025 BY SYS