LOT 5
ANDY'S ACRES PBK 8/312
UTILITY ESMT IN OR 2329/346

REED LAURA D
17643 ANDREWS RD
HILLIARD, FL 32046

2025

35-4N-23-2021-0005-0000

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

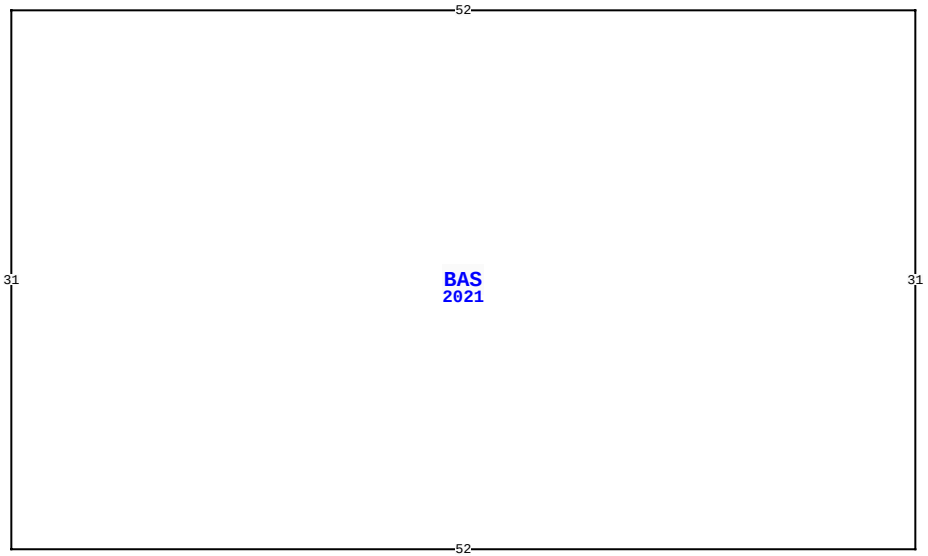
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2021	1,612	151,517
TOTALS	1,612			1,612	151,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	114.0000	96.90	156,203	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 1612 HX Base Yr 2022



17643 ANDREWS RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,517
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,250
TOTAL MARKET VALUE		216,767
SOH/AGL Deduction		88,971
ASSESSED VALUE		127,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,074
TOTAL JUST VALUE		216,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016949	CO ISSUED	0	12/08/2021
21009886	MH MOVE-ON	0	07/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/0082	5/07/2021	WD	Q	V	01	35,000

GRANTOR: JKS LAND LLC
GRANTEE: REED LAURA D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S31 E52 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/03/2022 BY TW Total Acres: 1.45 Total Land Value: 65,250 Market: 0 Agricultural: 0 Common: 65,250 PRINTED 07/30/2025 BY SYS