

ANDERSON DONALD LYNDON & KATHRYN KELLY
171361 ANDREWS ROAD
HILLIARD, FL 32046

25-4N-23-2020-0016-0030

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT

CD

Exterior Wall
Roof Structur

03

HARDIE BRD 100
GABLE/HIP 100

RooF Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 70

Interior Floo

14

CARPET 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. 100

Units

0 100

Occupancy

00

NONE 100

Quality

04

Quality Level 04

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

1,443

100

2007

1,443

218,530

FGR

378

55

2007

208

31,500

FOP

120

30

2007

36

5,452

PTO

80

5

2007

4

606

TOTALS

2,021

1,691

256,087

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

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

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 1.23

Total Land Value: 29,520

Market: 0

Agricultural: 0

Common: 29,520

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,691

119.0700

165.51

279,877

2007

2007

0

0

8.50

91.50

2 SNGL FAM

100% - 2024

Heated Area: 1443

HX Base Yr 2024

BLD DATE

10/30/2007

JH

LGL DATE

05/12/2026

MLU

XF DATE

10/30/2007

JH

LAND DATE

INC DATE

AG DATE

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

256,087

0

29,520

285,607

11,116

274,491

51,411

223,080

285,607

0

282,458

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2642/269

5/18/2023

WD Q

I

01

325,000

GRANTOR: CIRCLE S PROPERTIES L

GRANTEE: ANDERSON DONALD LYN

2598/1183

10/24/2022

WD U

I

37

200,000

GRANTOR: HADDOCK BRANDI

GRANTEE: CIRCLE S PROPERTIES

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W14BAS=[YR=2007] W12PTO=[YR=2007]
N8W10S8E10\$W35S33E15S1E12N1 FOP=[YR=2007]
E20N6W20S6\$N6E20N27\$ S27E14N27\$.