PT OF SW1/4 OF SE1/4 OF
SEC 26-4N-23E IN OR 2042/1968

CATMAN RONALD & BECKY
17844 ANDREWS ROAD
HILLIARD, FL 32046

2026

26-4N-23-0000-0001-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

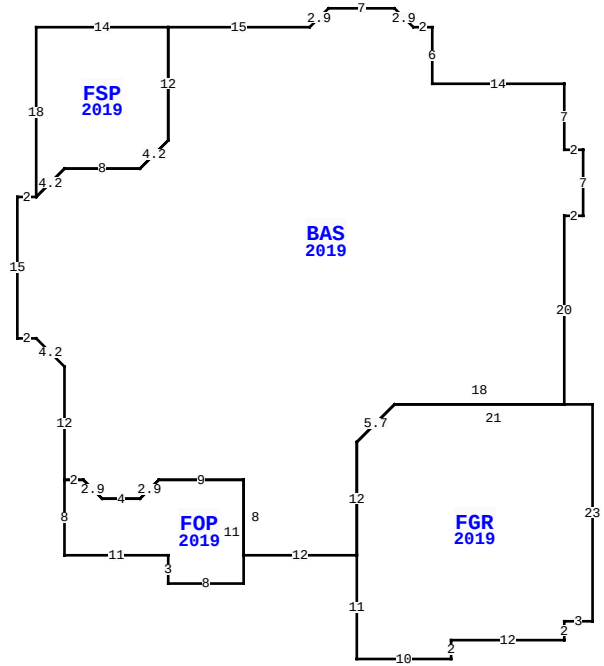
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	2,356	100	2019	2,356	359,240
FGR	631	55	2019	347	52,911
FOP	164	30	2019	49	7,471
FSP	210	40	2019	84	12,808
TOTALS	3,361			2,836	432,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,836	114.6240	159.33	451,860	2019	2019	0	0	0	4.30	95.70

1 SNGL FAM 100% - 2020 Heated Area: 2356 HX Base Yr 2020



17844 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		453,485
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		217,125
TOTAL MARKET VALUE		543,672
SOH/AGL Deduction		188,965
ASSESSED VALUE		354,707
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,296
TOTAL JUST VALUE		670,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007868	CO ISSUED	0	07/24/2019
18002684	NEW CONSTR	309,682	04/05/2018
B1633125	XFOB	0	09/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2042/1968	4/29/2016	WD	Q	V	02	70,000

GRANTOR: RODGERS WILLIAM MASON
GRANTEE: CATMAN RONALD & BEC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W2 N7 W14 N6 W2 U2 L2 W7 L2 D2 W15
FSP=[YR=2019] W14 S18 U3 R3 E8 U3 R3 N12$ S12 D3 L3 W8 D3 L3 W2 S15 E2 D3 R3 S12 FOP=[YR=2019] S8 E11 S3 E8 N11 W9 D2 L2 W4 U2 L2 W2$ E2 D2 R2 E4 U2 R2 E9 S8 E12
FGR=[YR=2019] S11 E10 N2 E12 N2 E3 N23 W21 D4 L4 S12$ N12 U4 R4 E18 N20 E2 N7$.

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	6.25	AC		1.00	1.00	1.00	690.00	690.00	4,312							
3	009530	C	POND	100		OR	0.00	0.00	0.75	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,875							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.25	AC		1.00	1.00	1.00	21,000.00	21,000.00	131,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 90,187 Market: 131,250 Agricultural: 4,312 Common: 85,875 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

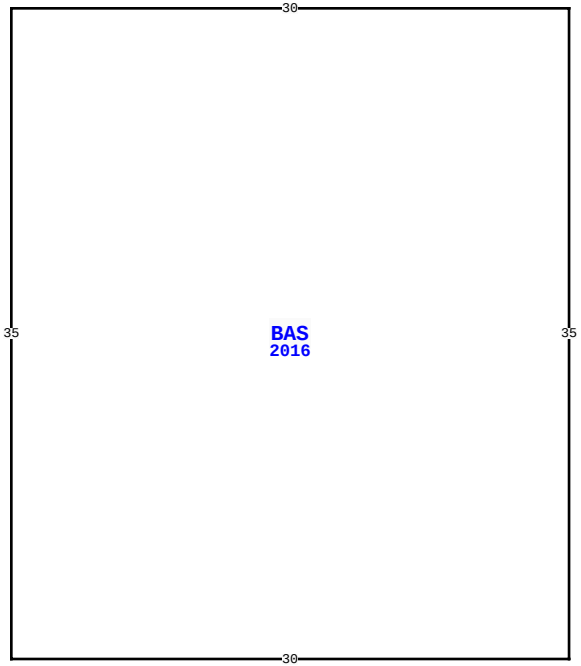
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2016	1,050	21,055
TOTALS	1,050			1,050	21,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	57.1320	22.28	23,394	2016	2016	0	0	0	10.00	90.00

2 GARAGE RES 100% - 2020 Heated Area: 1050 HX Base Yr 2020



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GRANTOR: RODGERS WILLIAM MASON

GRANTEE: CATMAN RONALD & BEC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W30 S35 E30 N35$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 90,187 Market: 131,250 Agricultural: 4,312 Common: 85,875 PRINTED 07/09/2026 BY SYS