LOTS 1 & 2
PIGEON CREEK RIDGE PB 6/299

BOLLASH FAMILY REVOCABLE TRUST/BOLLASH ROBERT C CO
171190 ANDREWS RD
HILLIARD, FL 32046

2026

26-4N-23-1640-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

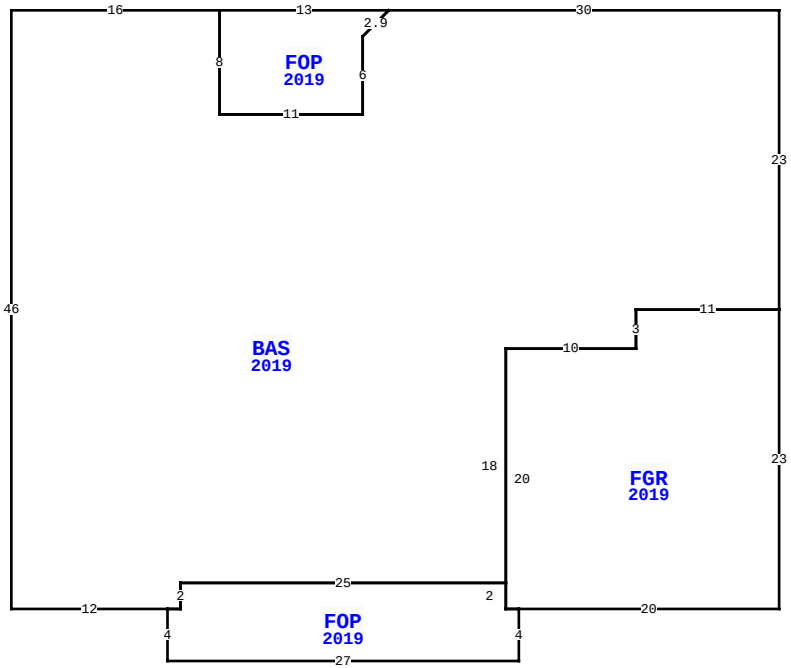
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2019	2,121	295,245
FGR	453	55	2019	249	34,661
FOP	90	30	2019	27	3,759
FOP	158	30	2019	47	6,543
TOTALS	2,822			2,444	340,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,444	104.8600	145.76	356,237	2019	2019	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2020 Heated Area: 2121 HX Base Yr 2020



171190 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,737
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		464,237
SOH/AGL Deduction		181,497
ASSESSED VALUE		282,740
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		231,329
TOTAL JUST VALUE		464,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010084	GARAGE	23,391	09/24/2019
19003597	SWIM POOL	54,243	04/10/2019
19001201	CO ISSUED	0	02/07/2019
18011682	NEW CONSTR	160,000	11/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/852	11/08/2024	SW	U	I	11	100
GRANTOR: BOLLASH ROBERT C & AP						
GRANTEE: BOLLASH FAMILY REVO						
2255/1224	2/14/2019	WD	Q	I	01	290,500
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: BOLLASH ROBERT C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 FOP=[YR=2019] W13 S8 E11 N6 R2 U2 $ D2 L2 S6 W11 N8 W16 S46 E12 FOP=[YR=2019] S4 E27 N4 FGR=[YR=2019] E20 N23 W11 S3 W10 S20 E1$ W1 N2 W25 S2 W1$ E1 N2 E25 N18 E10 N3 E11 N23$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS

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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

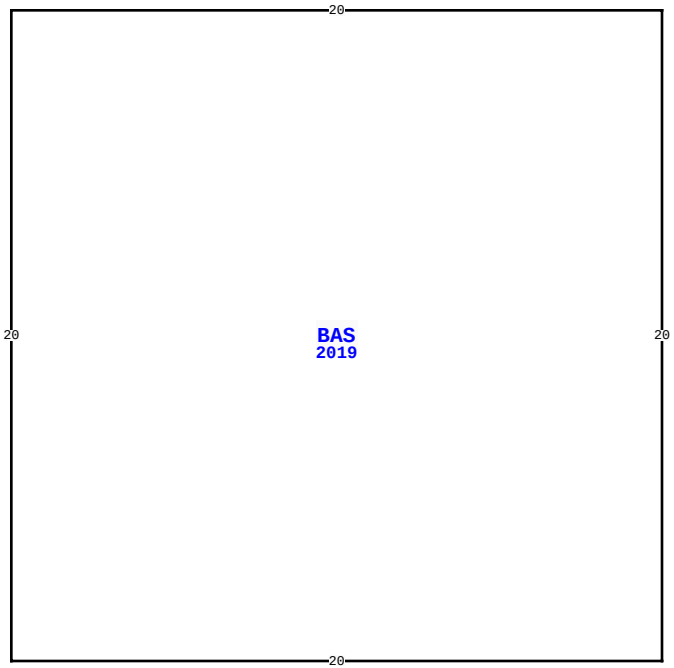
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2019	400	8,531
TOTALS	400			400	8,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	58.1900	22.69	9,076	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2020 Heated Area: 400 HX Base Yr 2020



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S20 E20 N20$.

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: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS