LOT 4
PIGEON CREEK RIDGE PB 6/299

ROSEPILER JORDAN LANE
171126 ANDREW RD
HILLIARD, FL 32046

2026

26-4N-23-1640-0004-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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.	1. 100
Units		0 100
Quality	05	Quality Level 05

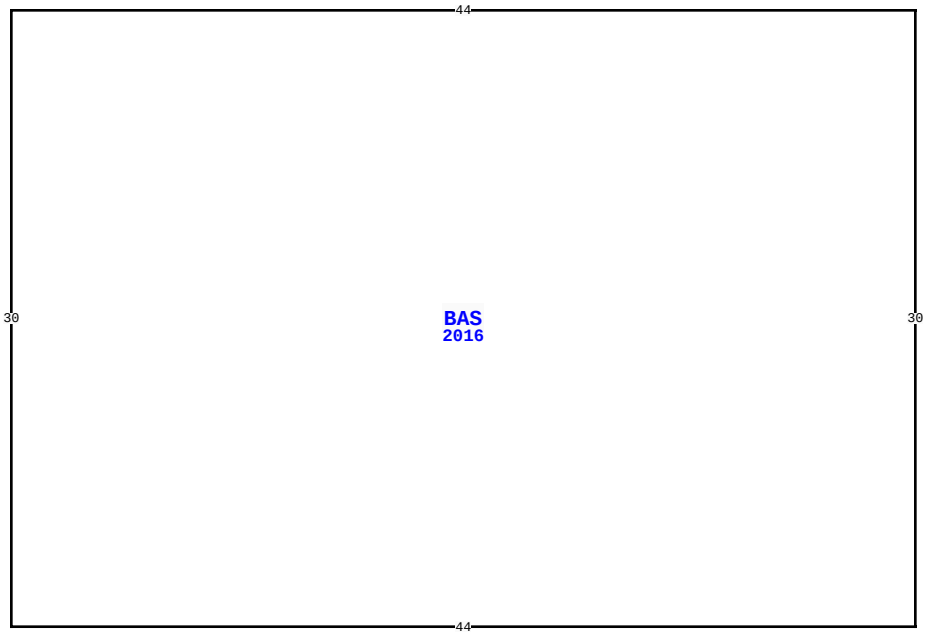
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2016	1,320	124,879
TOTALS	1,320			1,320	124,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,320	140.1600	126.14	166,505	2016	2016	0	0	0	25.00	75.00

1 M/H 94+ 100% - 2026 Heated Area: 1320 HX Base Yr 2026



171126 ANDREWS RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,879
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		172,879
SOH/AGL Deduction		0
ASSESSED VALUE		172,879
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,468
TOTAL JUST VALUE		172,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165743	CO ISSUED	0	07/18/2016
MH165743	MH MOVE-ON	0	06/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2833/1241	12/01/2025	WD	Q	I	01	218,000
GRANTOR: CARROLL CHARLES R JR						
GRANTEE: ROSEPILER JORDAN LA						
2257/1273	2/20/2019	WD	U	I	12	94,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: CARROLL CHARLES R J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W44 S30 E44 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

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	1.00	AC		1.00	1.00	1.20	40,000.00	48,000.00	48,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/09/2026 BY SYS