

PARCEL 3-4 INCL PT LOT 12 OF
ST MARYS HEIGHTS PB 3/36
IN OR 747 PG 400

AMERICAN TOWER RENTAL INC
PO BOX 723597
ATLANTA, GA 31139

2026

30-4N-24-0000-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	9100	UTILITIES
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	220	100	1999	220	4,692
TOTALS	220			220	4,692

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0430	CL FNC 6B	0	0	0	0	89.00	LF	9.70	9.70	173
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	120
3	0430	CL FNC 6B	0	0	0	0	72.00	LF	9.70	9.70	293
4	0810	CONCRETE A	0	0	15	7	105.00	SF	6.50	6.50	498
5	0351	CARPORT MT	0	0	16	7	112.00	SF	10.00	10.00	1,120

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	009101	C	TOWER SITE	0		OR	0.00	0.00	3.30	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2703	04	220	79.3800	39.49	8,688	1999	1999	0	0	0 46.00	54.00
1 GARAGE 0% - 0 Heated Area: 220 HX Base Yr											
20											
11 BAS 1999 11											
20											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/20/2026 MLU											

173033 ANDREWS RD, HILLIARD											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 4,692											
TOTAL MARKET OB/XF VALUE 2,204											
TOTAL LAND VALUE - MARKET 92,400											
TOTAL MARKET VALUE 99,296											
SOH/AGL Deduction 66,105											
ASSESSED VALUE 33,191											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 33,191											
TOTAL JUST VALUE 99,296											
NCON VALUE 1,120											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 29,155											

AMERICAN TOWER CELL SITE: #9117 __ T-MOBILE SITE #			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006945	INSTALL A CANOPY	3,442	06/25/2025
B26267	REMODEL	24,500	07/01/2012
B996118	NEW CONSTR	67,460	01/05/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0747/0400	12/27/1995	WD	Q	I		75,000	
GRANTOR: CSX TRANSPORTATION							
GRANTEE: RDC MICROWAVE INC							
0194/0594	1/01/1975	WD	Q	V		5,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W20 S11 E20 N11\$.											