



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
BUD8 Adjustme	04	DIST 01 100
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	1,853	100	1993	1,853	199,017
BAS	506	100	2012	506	54,345
FOP	135	30	1993	40	4,296
FOP	384	30	2012	115	12,351
FST	110	55	1993	60	6,444
TOTALS	2,988			2,574	276,454

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	5.58

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,574	121.7712	127.86	329,112	1988	1993	0	0	0 16.00	84.00	
1 SINGLE FAM 100% - 0 Heated Area: 2359 HX Base Yr 1989												
173014 ANDREWS RD, HILLIARD												

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

TOTAL OB/XF												
6,132												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	OR	0.00	0.00	5.58	AC		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,454	
TOTAL MARKET OB/XF VALUE		6,132	
TOTAL LAND VALUE - MARKET		117,180	
TOTAL MARKET VALUE		399,766	
SOH/AGL Deduction		204,771	
ASSESSED VALUE		194,995	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		143,584	
TOTAL JUST VALUE		399,766	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4756	NEW CONSTR	76,549	03/22/1988
2961	NEW CONSTR	0	03/22/1988
2496	H/AC	3,950	03/22/1988
4901	NEW CONSTR	5,250	03/22/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0503/0483	11/18/1986	WD	Q	V		14,300	
GRANTOR: FUGUA FLORENCE							
GRANTEE: DIXON RICHARD SR							
0221/0516	7/22/1976	WD	Q	I	01	100	
GRANTOR: FUQUA BERTIE H ESTATE							
GRANTEE: FUQUA C C JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W9 FOP=[YR=2012] N16 W24 S16 BAS=[YR=1993] W45 S32 E28 FOP=[YR=1993] S4 E27 N4 BAS=[YR=2012] E23 N22 W23 S22\$ N1W27 S1\$ N1 E27 N21 E12 N10 W22\$ E24\$ W2 S10 E11 N10\$.									