

BROWN DANA L
17625 ANDREWS RD
HILLIARD, FL 32046

35-4N-23-2020-0031-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

20

FACE BRICK 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floor

13

LVT/LAMNT 60

Interior Floor

14

CARPET 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

3

100

Frame

02

WOOD FRAME 100

Stories

2.

2. 100

Units

0

100

Occupancy

00

NONE 100

Quality

04

Quality Level 04

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

1,494

100

2007

1,494

197,155

FGR

624

55

2007

343

45,264

FOP

408

30

2007

122

16,099

FSP

200

40

2011

80

10,557

FUS

104

100

2007

104

13,724

FUS

260

100

2012

260

34,311

FUS

560

100

2012

560

73,900

TOTALS

3,650

2,963

391,010

EXTRA FEATURES

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0510

GARAGE WD-

0

100

20

18

360.00

SF

29.75

29.75

100

2006

2006

3

36

3,856

3

0200

BARN WD 0-

0

100

48

11

528.00

SF

15.00

15.00

100

2011

2011

3

56

4,435

4

0530

STBL WD

0

100

48

13

624.00

SF

22.50

22.50

100

2011

2011

3

56

7,862

5

0680

POLE SHED

0

100

44

8

352.00

SF

10.00

10.00

100

2024

2021

90

3,168

6

0351

CARPORT MT

0

100

20

10

200.00

SF

10.00

10.00

100

2024

2006

22

440

LAND DESCRIPTION

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0006

OR

0.00

0.00

3.25

AC

1.00

1.00

1.00

28,000.00

28,000.00

91,000

REVIEW DATE

03/21/2024

BY

WWA

Total Acres:

3.25

Total Land Value:

91,000

Market:

0

Agricultural:

0

Common:

91,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,963

109.7544

152.56

452,035

2007

2007

0

0

13.50

86.50

3 SNGL FAM

100% - 2020

Heated Area: 2418

HX Base Yr

26

14

24

26

28

8

51

51

8

17

8

25

8

3

2.9

6

2.9

10

30

30

7

13

20

13

7

20

13

4

14

20

26

14

24

26

28

8

51

51

8

17

8

25

8

3

2.9

6

2.9

10

30

30

7

13

20

13

7

20

13

4

14

20

FGR

2007

FSP

2011

BAS

2007

FOP

2007

FUS

2012

FUS

2007

FUS

2012

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/12/2026

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2436/0078

10/22/2020

QC

U

I

11

100

GRANTOR: BROWN STEVEN W & DANA

GRANTEE: BROWN DANA L

1765/0149

11/16/2011

WD

Q

I

01

210,000

GRANTOR: KICKLIGHTER PATRICIA

GRANTEE: BROWN STEVEN W & DA

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W25FGR=[YR=2007] N14W26S24 BAS=[YR=2007]
S28FOP=[YR=2007] S8E51N8W51\$ E51N17 R2 U2 N6 L2 U2 N3W25S2W26
\$E26N10\$S8E25N8\$PTR=[YR=2007] E15 FUS=[YR=2012]
S30W7S13E20FUS=[YR=2007] S7 E4N14E4FUS=[YR=2012] S7E20N13
W20S6\$ NGW8S13\$N13W3N30W10\$W15\$.

NASSAU COUNTY PROPERTY

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