PT OF LOT 33
IN OR 2835/1578
CORNWALL SURVEY

HOYLE CHRISTOPHER EARL
171007 ANDREWS RD
HILLIARD, FL 32046

2026

35-4N-23-2020-0033-0010

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

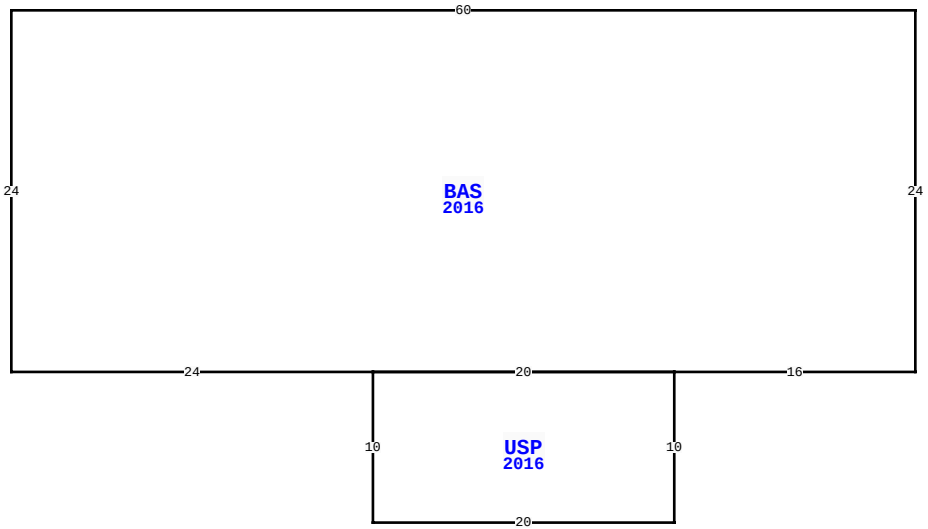
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2016	1,440	76,962
USP	200	50	2016	100	5,345
TOTALS	1,640			1,540	82,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,540	114.2000	102.78	158,281	2005	2005	0	0	0	48.00	52.00

1 M/H 94+ 0% - 2026 Heated Area: 1440 HX Base Yr



171007 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	82,306
TOTAL MARKET OB/XF VALUE	3,120
TOTAL LAND VALUE - MARKET	39,600
TOTAL MARKET VALUE	125,026
SOH/AGL Deduction	0
ASSESSED VALUE	125,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,026
TOTAL JUST VALUE	125,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002403	INSTALL NEW METAL	41,784	03/06/2026
E1528896	NEW CONSTR	0	03/31/2015
MH155626	MH MOVE-ON	0	03/31/2015
MH155626	CO ISSUED	0	03/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2835/1578	12/02/2025	WD	Q	I	01	130,000
GRANTOR: NELSON WESLEY HAROLD						
GRANTEE: HOYLE CHRISTOPHER E						
1745/1755	6/18/2011	QC	U	I	11	100
GRANTOR: NELSON LAURA FAYE						
GRANTEE: NELSON WESLEY HAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W60 S24 E24 E20 E16 N24 $
USP=[YR=2016;ORIG=-36,24] E20 S10 W20 N10 $
.

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
1	0510	GARAGE WD-	0	0	24	20	480.00	SF	26.25	26.25	100	1985	1985	3	20	2,520	
2	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1990	1990	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 3,120

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	0		OR	0.00	0.00	0.99	AC		1.00	1.00	1.00	40,000.00	40,000.00	39,600							

REVIEW DATE 05/13/2026 BY WWA Total Acres: 0.99 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 07/09/2026 BY SYS