PT OF LOT 33 (EX S-7)
IN OR 1704/1453
1979 TRIO DW/MH

HENDERSON ANDY
17795 ANDREWS RD
HILLIARD, FL 32046

2026

35-4N-23-2020-0033-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 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
Quality	03	Quality Level 03

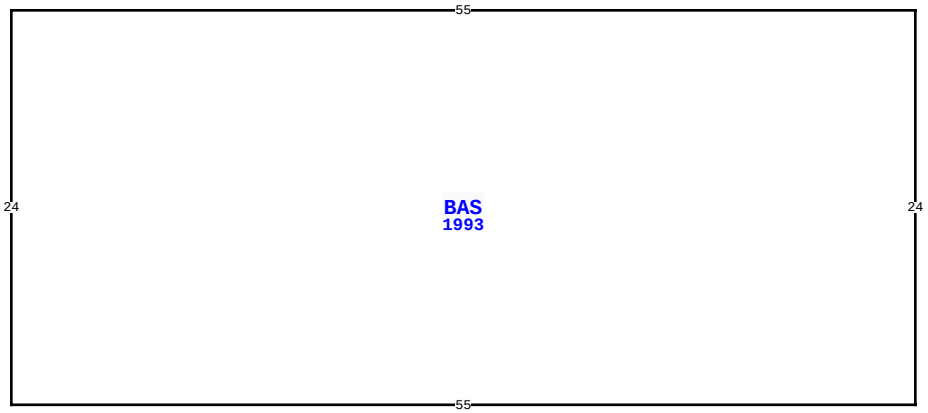
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	30,900
TOTALS	1,320			1,320	30,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,320	91.8000	78.03	103,000	1979	1979	0	0	0	70.00	30.00

1 M/H 93- 100% - 2019 Heated Area: 1320 HX Base Yr 2019



17795 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		30,900
TOTAL MARKET OB/XF VALUE		315
TOTAL LAND VALUE - MARKET		57,200
TOTAL MARKET VALUE		88,415
SOH/AGL Deduction		48,165
ASSESSED VALUE		40,250
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,250
TOTAL JUST VALUE		88,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5313	CO ISSUED	0	12/07/2010
M15760	H/AC	0	11/01/2010
P14532	NEW CONSTR	0	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1704/1453	10/07/2010	WD	U	I	30	26,600
GRANTOR: HENDERSON MARTY C						
GRANTEE: HENDERSON ANDY						
0312/0572	3/25/1980	WD	Q	V		7,500
GRANTOR: NYE TERRY LEE & MARIL						
GRANTEE: HENDERSON MARVIN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S24 E55 N24$.

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	1242	WD DECK A	0	100	18	10	180.00	SF	5.00	5.00	100	2010	2010	3	35	315	

LAND DESCRIPTION

TOTAL OB/XF 315

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	0006	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	40,000.00	40,000.00	57,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.43 Total Land Value: 57,200 Market: 0 Agricultural: 0 Common: 57,200 PRINTED 07/09/2026 BY SYS