PT OF LOT 33 (S-7)
IN OR 1708/1094
1996 HARB DW/MH

HENDERSON MARTY C
17801 ANDREWS ROAD
HILLIARD, FL 32046

2026

35-4N-23-2020-0033-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

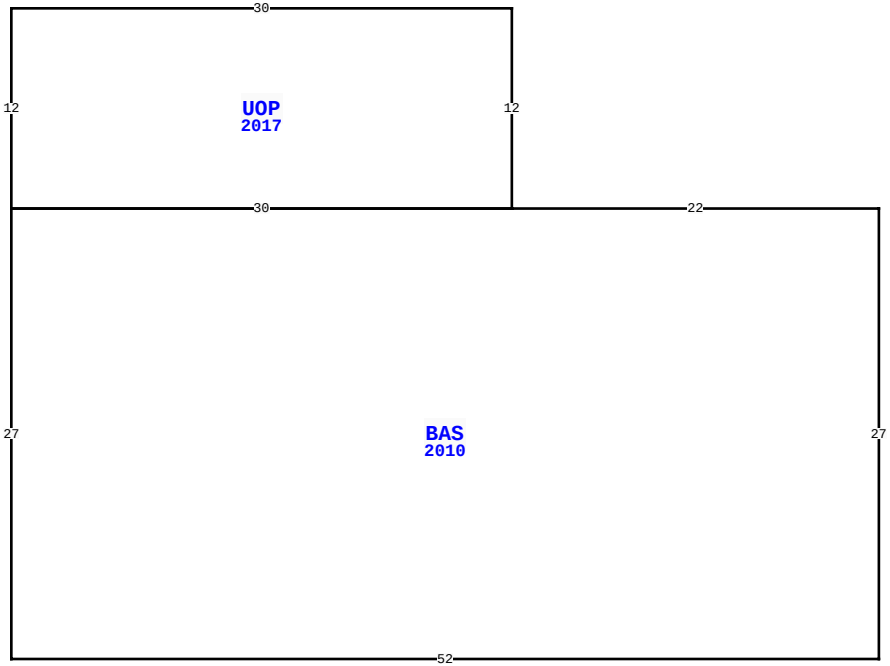
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2010	1,404	75,589
UOP	360	25	2017	90	4,845
TOTALS	1,764			1,494	80,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,494	135.9600	122.36	182,806	1996	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 2011 Heated Area: 1404 HX Base Yr 2011



17801 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		80,435
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		56,800
TOTAL MARKET VALUE		139,895
SOH/AGL Deduction		83,740
ASSESSED VALUE		56,155
TOTAL EXEMPTION VALUE	HX HB	31,155
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1708/1094	10/07/2010	WD	U	I	11	100
GRANTOR: HENDERSON ANDY						
GRANTEE: HENDERSON MARTY C						
1704/1455	10/07/2010	WD	U	I	30	26,000
GRANTOR: HENDERSON ANDY						
GRANTEE: HENDERSON MARTY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,0] W22 W30 S27 E52 N27 $
UOP=[YR=2017;ORIG=-52,0] E30 N12 W30 S12 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	1.42	AC		1.00	1.00	1.00	40,000.00	40,000.00	56,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.42 Total Land Value: 56,800 Market: 0 Agricultural: 0 Common: 56,800 PRINTED 07/09/2026 BY SYS