PT OF LOTS 63 & 64 (S-3 & S-5)
CORNWALL SURVEY PB 0/31

CHARLES BOBBI-JADE
171133 ANDREWS RD
HILLIARDS, FL 32046

2026

35-4N-23-2020-0063-0030

BUILDING CHARACTERISTICS

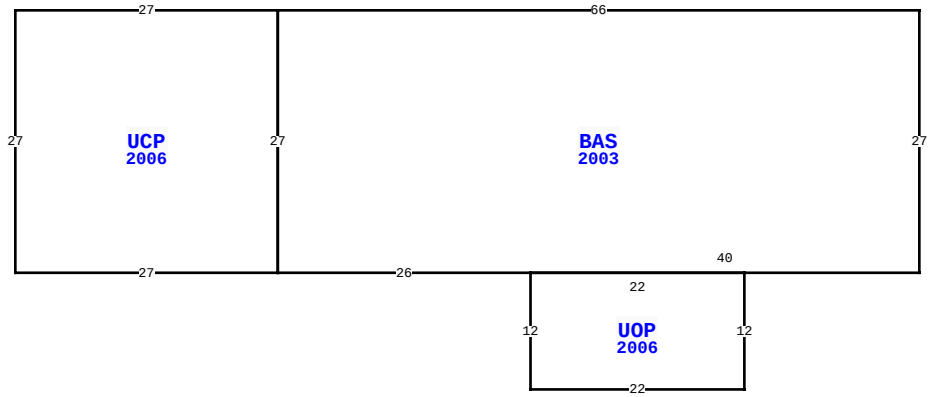
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,782	100	2003	1,782	112,785
UCP	729	20	2006	146	9,240
UOP	264	25	2006	66	4,177
TOTALS	2,775			1,994	126,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,994	152.8800	137.59	274,354	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 0% - 2026 Heated Area: 1782 HX Base Yr



171133 ANDREWS RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	126,203
TOTAL MARKET OB/XF VALUE	4,114
TOTAL LAND VALUE - MARKET	106,400
TOTAL MARKET VALUE	236,717
SOH/AGL Deduction	0
ASSESSED VALUE	236,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,717
TOTAL JUST VALUE	236,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19245	ADDITION	5,460	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2853/1091	2/10/2026	WD	Q	I	01	312,000
GRANTOR: INVESTWISE CAPITAL LL						
GRANTEE: CHARLES BOBBI-JADE						
2828/946	11/06/2025	WD	U	I	37	117,500
GRANTOR: HADDEN JOHN CARLOS &						
GRANTEE: INVESTWISE CAPITAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66UCP=[YR=2006] W27S27E27 N27$ S27 E26
UOP=[YR=2006] S12 E22 N12 W22$ E40 N27$.

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	0940	SHEDS/PORT	0	0	20	12	240.00	SF	19.50	19.50	100	2003	2003	3	20	936	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2003	2003	3	20	960	
4	0351	CARPORT MT	0	0	42	24	1,008.00	SF	10.00	10.00	100	2006	2006	3	22	2,218	

LAND DESCRIPTION

TOTAL OB/XF 4,114

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	0006	OR	0.00	0.00	3.80	AC		1.00	1.00	1.00	28,000.00	28,000.00	106,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.80 Total Land Value: 106,400 Market: 0 Agricultural: 0 Common: 106,400 PRINTED 07/09/2026 BY SYS