PT OF LOTS 63 & 64
IN OR 2814/786
CORNWALL SURVEY PB 0/31

HENDERSON WAYNE ANTHONY & CHERYL LYNN
171051 ANDREWS RD
HILLIARD, FL 32046

2026

35-4N-23-2020-0063-0040

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	13	LVT/LAMNT 100
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	03	Quality Level 03

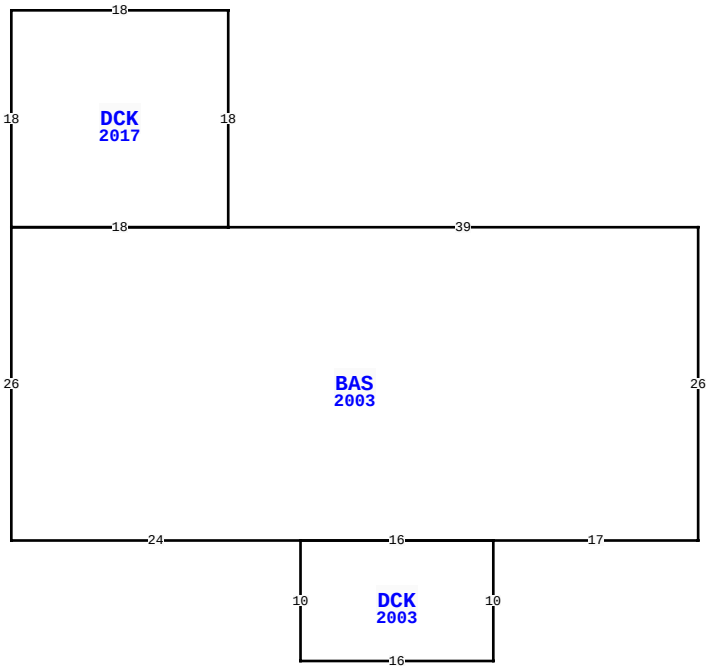
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	2003	1,482	74,853
DCK	160	15	2003	24	1,212
DCK	324	15	2017	49	2,475
TOTALS	1,966			1,555	78,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,555	122.0000	109.80	170,739	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2026 Heated Area: 1482 HX Base Yr 2026



171051 ANDREWS RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		78,540
TOTAL MARKET OB/XF VALUE		1,517
TOTAL LAND VALUE - MARKET		106,400
TOTAL MARKET VALUE		186,457
SOH/AGL Deduction		61,232
ASSESSED VALUE		125,225
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,814
TOTAL JUST VALUE		186,457
NCON VALUE		580
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013451	NEW 30X60 STORAGE	163,654	12/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2814/786	8/29/2025	WD	U	I	19	300,000
GRANTOR: JONES JOAN S AS PR OF						
GRANTEE: HENDERSON WAYNE ANT						
2469/0758	6/03/2021	WD	Q	I	01	160,000
GRANTOR: CURRIN GEORGE ET AL						
GRANTEE: JONES OWEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W39 W18 S26 E24 E16 E17 N26 $
DCK=[YR=2017;ORIG=-57,-18] E18 S18 W18 N18 $
DCK=[YR=2003;ORIG=-33,26] S10 E16 N10 W16 $
.

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	100	20	11	220.00	SF	21.30	21.30	100	2003	2003	3	20	937	
4	0680	POLE SHED	0	100	20	10	200.00	SF	10.00	10.00	100	2026	2003		29	580	

LAND DESCRIPTION

TOTAL OB/XF 1,517

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

REVIEW DATE 03/06/2026 BY WW Total Acres: 3.80 Total Land Value: 106,400 Market: 0 Agricultural: 0 Common: 106,400 PRINTED 07/09/2026 BY SYS