

LOT 5
ANDY'S ACRES PBK 8/312
UTILITY ESMT IN OR 2329/346

REED LAURA D
17643 ANDREWS RD
HILLIARD, FL 32046

2026

35-4N-23-2021-0005-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1																	
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																				
Exterior Wall	30	VINYL 100	0800	02	1,612	114.0000	102.60	165,391	2021	2021	0	0	0	5.00	95.00																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2022														Heated Area: 1612						HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100	BAS 2021																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	08	SHT VINYL 100																																	
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		03	Quality Level 03																																
DOR CODE		0200		MOBILE HOME																															
MAP NUM				MKT AREA		09																													
NEIGHBORHOOD/LOC		9012.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,612	100	2021	1,612	157,121																														
TOTALS		1,612			1,612	157,121																													
EXTRA FEATURES						17643 ANDREWS RD, HILLIARD												BLD DATE XF DATE INC DATE						LGL DATE LAND DATE AG DATE						05/07/2026 MLU					
L N	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																			
																		BUILDING NOTES																	
																		BUILDING DIMENSIONS																	
																		BAS=[YR=2021] W52 S31 E52 N31\$.																	
LAND DESCRIPTION						TOTAL OB/XF												0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.45	AC		1.00	1.00	1.00	40,000.00	40,000.00	58,000																		
REVIEW DATE		01/01/2023		BY		CD		Total Acres: 1.45		Total Land Value: 58,000		Market: 0		Agricultural: 0		Common: 58,000		PRINTED 07/09/2026 BY SYS																	