PT GOVT LOTS 7 & 8 OF
SEC 5-1N-23E IN OR 209/340 &
OR 378/218 & OR 2320/1560

HODGES RONNIE W & JEAN W/
2381 CYPRESS RIDGE DRIVE
HILLIARD, FL 32046

2023

05-1N-23-0000-0001-0350

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

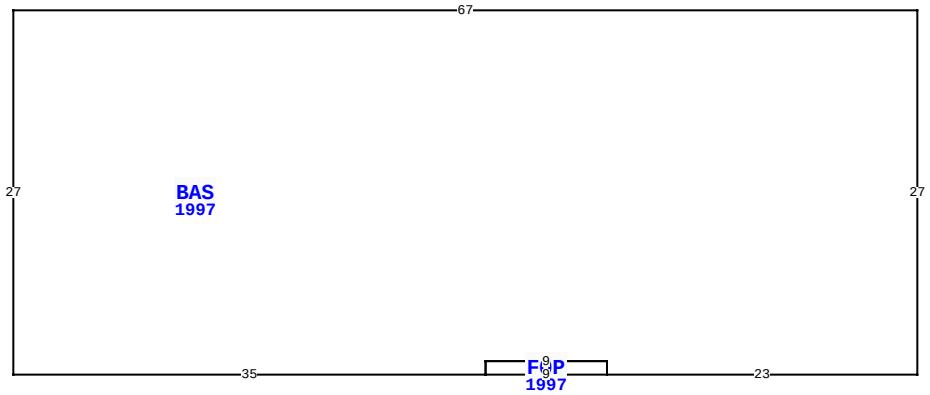
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	74,428
FOP	9	30	3	124
TOTALS	1,809		1,803	74,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,803	140.6400	98.45	177,505	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1800 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/16/2023 MLU
AG DATE	

2381 CYPRESS RIDGE DR, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,552
TOTAL MARKET OB/XF VALUE		1,424
TOTAL LAND VALUE - MARKET		315,336
TOTAL MARKET VALUE		391,312
SOH/AGL Deduction		278,745
ASSESSED VALUE		112,567
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		12,567
TOTAL JUST VALUE		391,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971682	MH MOVE-ON	0	03/01/1997
6117	CHNGE SRVC	324	08/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/1560	11/21/2019	WD	U	V	37	24,000
GRANTOR: LEWIS ROBIN H						
GRANTEE: HODGES RONNIE W & J						
0209/0340	1/01/1975	QC	Q	V		4,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W67 S27 E35 FOP=[YR=1997] E9 N1 W9 S1$ N1 E9 S1 E23 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	100	10	11	110.00	SF	20.10	20.10	100	1975	1975	3	20	442	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	3.84	3.84	100	1991	1991	3	64	982	

LAND DESCRIPTION

TOTAL OB/XF 1,424

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	18.77	AC		1.00	1.00	1.20	14,000.00	16,800.00	315,336							

REVIEW DATE 09/21/2017 BY TWX Total Acres: 18.77 Total Land Value: 315,336 Market: 0 Agricultural: 0 Common: 315,336 PRINTED 08/02/2023 BY SYS