

HODGES JESSE EST
C/O BRANDON HODGES, 552291 US HWY 1
HILLIARD, FL 32046

05-3N-24-0000-0021-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3												
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																		
Exterior Wall	03	0100	01	1,536	74.6130	67.34	103,434	1934	1960		0		0	50.00	50.00	VALUATION BY																
Roof Structure	03	1 SINGLE FAM - 100% - 2020										Heated Area: 1316										STANDARD										
Roof Cover	03											HX Base Yr 2020										Tax Group: 3										
Interior Wall	04																					Tax Dist:										
Interior Floor	14																					BUILDING MARKET VALUE										
Interior Floor	08																					TOTAL MARKET OB/XF VALUE										
Air Condition	01																					TOTAL LAND VALUE - MARKET										
Heating Type	02																					TOTAL MARKET VALUE										
Bedrooms	3																					SOH/AGL Deduction										
Bathrooms	1																					ASSESSED VALUE										
Frame	02																					TOTAL EXEMPTION VALUE										
Stories	1.																					BASE TAXABLE VALUE										
Units	0																					TOTAL JUST VALUE										
BUD8 Adjustme	03																					NCON VALUE										
Occupancy	00																					INCOME VALUE										
Quality		02																					PREVIOUS YEAR MKT VALUE									
DOR CODE		0100																														
MAP NUM																						06										
NEIGHBORHOOD/LOC		6001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,316	100	1,316	44,310																												
FSP	192	40	77	2,593																												
FSP	224	40	90	3,031																												
FST	96	55	53	1,785																												
TOTALS		1,828	1,536	51,717																												
EXTRA FEATURES										552291 US HWY 1, HILLIARD										BLD DATE												
																				XF DATE												
																				LGL DATE												
																				LAND DATE												
																				AG DATE												
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															
1	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	100	1940	1940	3	20	1,258																
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1987	1987	3	20	1,152																
4	0681	POLE SHED	0	0	8	16	128.00	SF	15.00	15.00	100	1988	1988	3	20	384																
5	0752	USP	0	100	10	18	180.00	SF	15.00	15.00	100	1975	1975	3	20	540																
6	0350	CARPORT WD	0	100	20	32	640.00	SF	13.00	13.00	100	1982	1982	3	20	1,664																
7	0752	USP	0	0	5	17	85.00	SF	15.00	15.00	100	1993	1993	3	20	255																
9	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000																
10	0940	SHEDS/PORT	0	100	20	10	200.00	SF	21.30	21.30	100	1995	1995	3	20	852																
11	0751	UOP	0	0	18	6	108.00	SF	7.50	7.50	100	2010	2010	3	64	518																
LAND DESCRIPTION										TOTAL OB/XF										12,623												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000															
2	000115	C	SFR ACRES	100			0.00	0.00	2.30	AC		1.00	1.00	1.00	15,000.00	15,000.00	34,500															

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