

HODGES MICHAEL B/MILLER-HODGES AMANDA L
27352 W 4TH AVE
HILLIARD, FL 32046

08-3N-24-2380-0126-0130

NASSAU COUNTY PROPERTY						PAGE 1 of 1		3	
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 3				Tax Dist:					
BUILDING MARKET VALUE								105,842	
TOTAL MARKET OB/XF VALUE								5,385	
TOTAL LAND VALUE - MARKET								22,500	
TOTAL MARKET VALUE								133,727	
SOH/AGL Deduction								44,909	
ASSESSED VALUE								88,818	
TOTAL EXEMPTION VALUE				HX HB				50,000	
BASE TAXABLE VALUE								38,818	
TOTAL JUST VALUE								133,727	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								113,477	
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
20120056		XFOB			1,850		05/02/2012		
B0903036		REPAIR/RRF			500		03/20/2009		
E0804041		ELEC OTHER			0		04/09/2008		
M0804040		H/AC			0		04/09/2008		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2075/1449		9/29/2016		WD	Q	I	01	95,500	
GRANTOR: ELKINS KRISTOFFER T &									
GRANTEE: HODGES MICHAEL B &									
1560/1763		4/14/2008		WD	U	I	05	40,000	
GRANTOR: WACHOVIA BANK N A									
GRANTEE: ELKINS KRISTOFFER T									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2012] W15 FST=[YR=2001] N10 W14 S10 BAS=[YR=1993] S10 W26 S20 E22 FOP=[YR=1993] S3 E5 N3 W5\$ E18 N30 W14\$ E14\$ S26 E15 N26\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
22,500									
Common: 22,500					PRINTED 08/02/2023 BY SYS				