PT NE1/4 & NW1/4 OF
SEC 27-4N-23E IN OR 1610/577
{R673832 & R673833}

JOHNSON KELLY & BRITTANY
171057 HODGES ROAD
HILLIARD, FL 32046

2023

27-4N-23-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

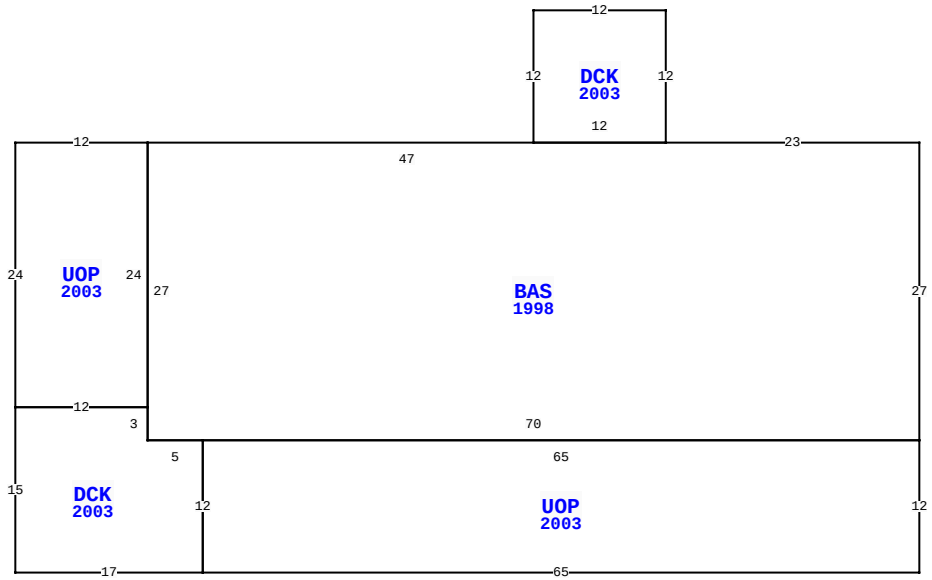
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	75,044
DCK	144	15	22	873
DCK	240	15	36	1,430
UOP	288	25	72	2,859
UOP	780	25	195	7,743
TOTALS	3,342		2,215	87,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,215	128.9200	90.24	199,882	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2013 Heated Area: 1890 HX Base Yr 2013



171057 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		87,948
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		185,853
SOH/AGL Deduction		88,140
ASSESSED VALUE		97,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,713
TOTAL JUST VALUE		185,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1610/0577	3/16/2009	WD	Q	I	01	110,000
GRANTOR: HARRIS MICHAEL D						
GRANTEE: JOHNSON KELLY & BRI						
1153/0505	7/14/2003	WD	U	I	01	75,000
GRANTOR: HARRIS DEBRA						
GRANTEE: HARRIS MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W23 DCK=[YR=2003] N12 W12 S12 E12$ W47
UOP=[YR=2003] W12 S24 DCK=[YR=2003] S15 E17 UOP=[YR=2003]
E65 N12 W65 S12$ N12 W5 N3 W12$ E12 N24$ S27 E70 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	0005		0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 05/18/2020 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS