PT GOVT LOT 1 OF SEC 27-4N-23E
IN OR 1249/1591 (EX
PT IN R/W'S)

LAYDEN FRANCIS MARION JR
171194 HODGES ROAD
HILLIARD, FL 32046

2023

27-4N-23-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

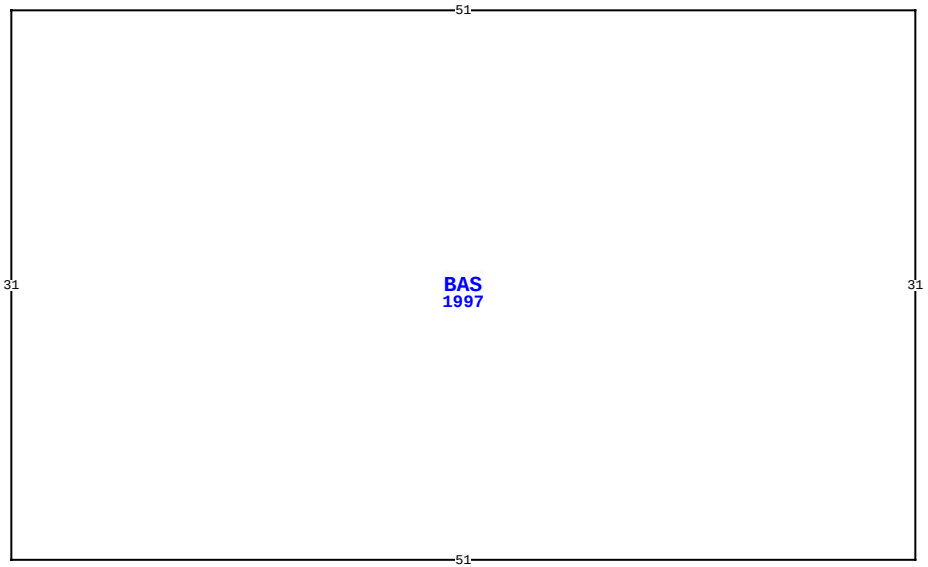
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	1,581	137,659
TOTALS	1,581		1,581	137,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	110.2620	99.51	157,325	1997	1997	0	0	0	12.50	87.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1581 HX Base Yr 2005



171194 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,659
TOTAL MARKET OB/XF VALUE		15,660
TOTAL LAND VALUE - MARKET		163,000
TOTAL MARKET VALUE		191,109
SOH/AGL Deduction		94,673
ASSESSED VALUE		96,436
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,436
TOTAL JUST VALUE		316,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018817	SWIM POOL	67,000	12/27/2022
22017509	CARPORT	0	11/28/2022
M972349	H/AC	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/1591	8/02/2004	QC	U	I	01	100
GRANTOR: LAYDEN JUDY IRENE						
GRANTEE: LAYDEN FRANCIS M JR						
0767/1730	8/08/1996	QC	U	V	01	100
GRANTOR: LAYDEN R B						
GRANTEE: LAYDEN JUDY IRENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W51 S31 E51 N31 $.

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	0681	POLE SHED	0	100	0	0	1,500.00	SF	15.00	15.00	100	1998	1998	3	27	6,075	
2	0681	POLE SHED	0	100	0	0	900.00	SF	15.00	15.00	100	2012	2012	3	71	9,585	

LAND DESCRIPTION

TOTAL OB/XF 15,660

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	005000	C	RURAL HOME	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	410.00	410.00	7,790							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	133,000							

REVIEW DATE 04/28/2020 BY TWA Total Acres: 20.00 Total Land Value: 37,790 Market: 133,000 Agricultural: 7,790 Common: 30,000 PRINTED 08/02/2023 BY SYS