PT NW 1/4 OF THE SE 1/4 OF
SEC 27-4N-23E IN OR 1951/1534

KEGLEY RICHARD A JR
17401 HODGES ROAD
HILLIARD, FL 32046

2023

27-4N-23-0000-0012-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

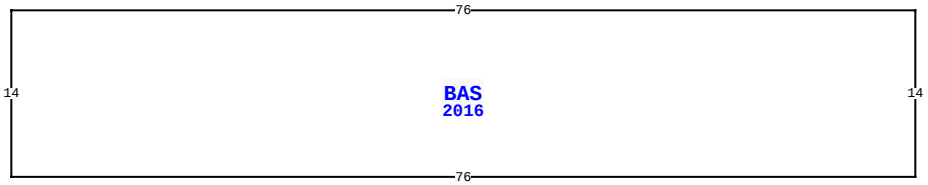
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	78,294
TOTALS	1,064		1,064	78,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	116.8000	81.76	86,993	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 0% - 0 Heated Area: 1064 HX Base Yr



17401 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	78,294
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	303,294
SOH/AGL Deduction	111,895
ASSESSED VALUE	191,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,399
TOTAL JUST VALUE	303,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165719	CO ISSUED	0	04/05/2016
MH165719	MH MOVE-ON	0	03/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1951/1534	12/05/2014	WD	Q	V	02	90,000
GRANTOR: SIKES FLOYD V & HELEN						
GRANTEE: KEGLEY RICHARD A JR						
0116/0199	1/01/1971	TA	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S14 E76 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	225,000							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 15.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS