LOT 4
IN OR 2557/150
R672898 & R672899

ALLEN ROGER L & MICHELE M
17218 HODGES ROAD
HILLIARD, FL 32046

2023

27-4N-23-0070-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

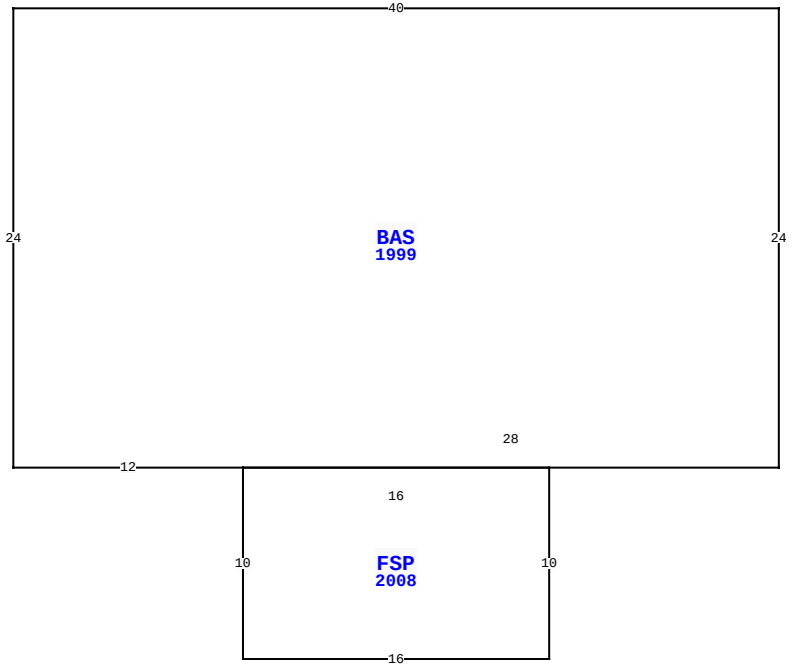
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	960	100	960	46,212
FSP	160	60	96	4,621
TOTALS	1,120		1,056	50,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	122.8000	85.96	90,774	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2000 Heated Area: 960 HX Base Yr 2000



17218 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,833
TOTAL MARKET OB/XF VALUE		5,184
TOTAL LAND VALUE - MARKET		81,750
TOTAL MARKET VALUE		137,767
SOH/AGL Deduction		78,463
ASSESSED VALUE		59,304
TOTAL EXEMPTION VALUE	HX HB SX	59,304
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11357	REPAIR/RRF	700	06/01/2008
B21572	12X16 SHED	8,000	06/01/2008
B21325	16X12 SHED	6,620	04/01/2008
MH992917	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/0150	4/21/2022	QC	U	I	11	100
GRANTOR: ALLEN ROGER L						
GRANTEE: ALLEN ROGER L & MIC						
0914/0405	1/05/2000	WD	U	V	21	21,500
GRANTOR: BULLARD LUCAS D & CHR						
GRANTEE: ALLEN ROGER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S24 E12 FSP=[YR=2008] S10 E16 N10 W16$ E28 N24$.

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
2	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	2001	2001	3	30	720	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2008	2008	3	40	2,304	
4	0940	SHEDS/PORT	0	100	18	20	360.00	SF	30.00	30.00	100	2001	2001	3	20	2,160	

LAND DESCRIPTION

TOTAL OB/XF 5,184

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	OR	0.00	0.00	3.27	AC		1.00	1.00	1.00	25,000.00	25,000.00	81,750							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 3.27 Total Land Value: 81,750 Market: 0 Agricultural: 0 Common: 81,750 PRINTED 08/02/2023 BY SYS