LOT 5
IN OR 829/1196
R673525 & R673526

STEPHENS DONALD & SANDRA
17256 HODGES ROAD
HILLIARD, FL 32046

2023

27-4N-23-0070-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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	04	Quality Level 04

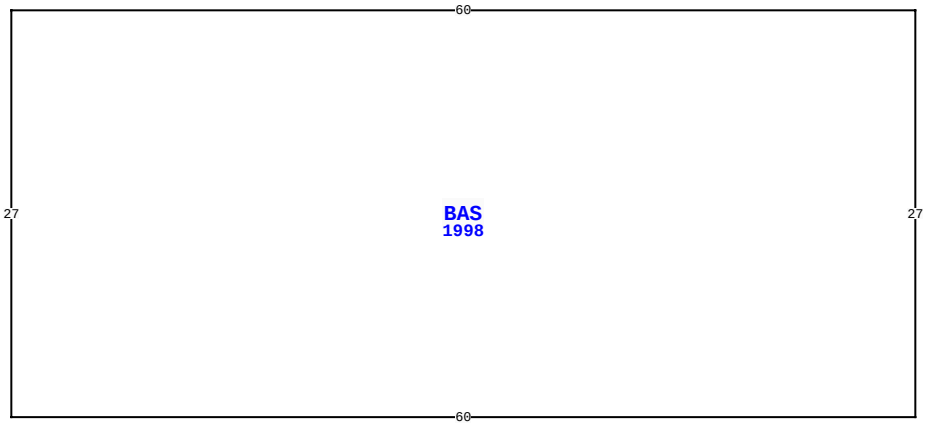
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	68,058
TOTALS	1,620		1,620	68,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	136.4000	95.48	154,678	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1999 Heated Area: 1620 HX Base Yr 1999



17256 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		68,058
TOTAL MARKET OB/XF VALUE		6,687
TOTAL LAND VALUE - MARKET		64,005
TOTAL MARKET VALUE		138,750
SOH/AGL Deduction		70,489
ASSESSED VALUE		68,261
TOTAL EXEMPTION VALUE	HX HB	43,261
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0829/1196	4/14/1998	WD	Q	V		15,900

GRANTOR: GREENTREE INVESTMENT
GRANTEE: STEPHENS DONALD & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 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	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1998	1998	3	20	64	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
4	0940	SHEDS/PORT	0	100	10	13	130.00	SF	13.20	13.20	100	1998	1998	3	20	343	
5	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100	1999	1999	3	28	840	
6	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	1999	1999	3	20	120	
7	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2013	2013	3	95	2,223	

LAND DESCRIPTION

TOTAL OB/XF 6,687

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	2.51	AC		1.00	1.00	0.85	30,000.00	25,500.00	64,005							

REVIEW DATE 10/31/2017 BY TWX Total Acres: 2.51 Total Land Value: 64,005 Market: 0 Agricultural: 0 Common: 64,005 PRINTED 08/02/2023 BY SYS