LOT 9
ANDREWS ACRES PB 6/66

HAUGH RYAN A & DEVIN L
17169 HODGES RD
HILLIARD, FL 32046

2023

27-4N-23-0070-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

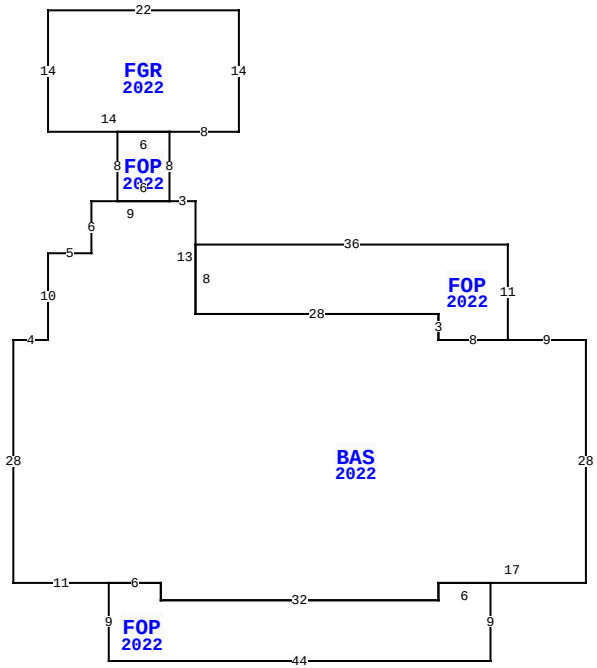
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100	2,238	298,974
FGR	308	55	169	22,577
FOP	48	30	14	1,870
FOP	312	30	94	12,557
FOP	332	30	100	13,359
TOTALS	3,238		2,615	349,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,615	112.4928	133.59	349,338	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2238 HX Base Yr 2023



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

17169 HODGES RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,338
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		99,940
TOTAL MARKET VALUE		449,278
SOH/AGL Deduction		43,296
ASSESSED VALUE		405,982
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		355,982
TOTAL JUST VALUE		449,278
NCON VALUE		349,338
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001319	CO ISSUED	0	01/24/2022
21004661	NEW CONSTR	306,783	04/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/1211	6/19/2020	WD	Q	V	01	50,000
GRANTOR: HAMBLIN STUART D & MA						
GRANTEE: HAUGH RYAN A & DEVI						
0898/0661	9/03/1999	WD	Q	V		24,500
GRANTOR: DUDLEY JOHNNY L TRUST						
GRANTEE: HAMBLIN STUART & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W9 FOP=[YR=2022] N11 W36 S8 E28 S3 E8$ W8 N3 W28 N13 W3 FOP=[YR=2022] N8 FGR=[YR=2022] E8 N14 W22 S14 E14$ W6 S8 E6$ W9 S6 W5 S10 W4 S28 E11 FOP=[YR=2022] S9 E44 N9 W6 S2 W32 N2 W6$ E6 S2 E32 N2 E17 N28$.

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	100	0005	OR	0.00	0.00	5.26	AC		1.00	1.00	1.00	19,000.00	19,000.00	99,940							

REVIEW DATE 09/19/2022 BY WW Total Acres: 5.26 Total Land Value: 99,940 Market: 0 Agricultural: 0 Common: 99,940 PRINTED 08/02/2023 BY SYS