LOT 10
IN OR 2020/200
ANDREWS ACRES PB 6/66

PRICE RICCI JAMES & MARY LEAH
17103 HODGES RD
HILLIARD, FL 32046

2023

27-4N-23-0070-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

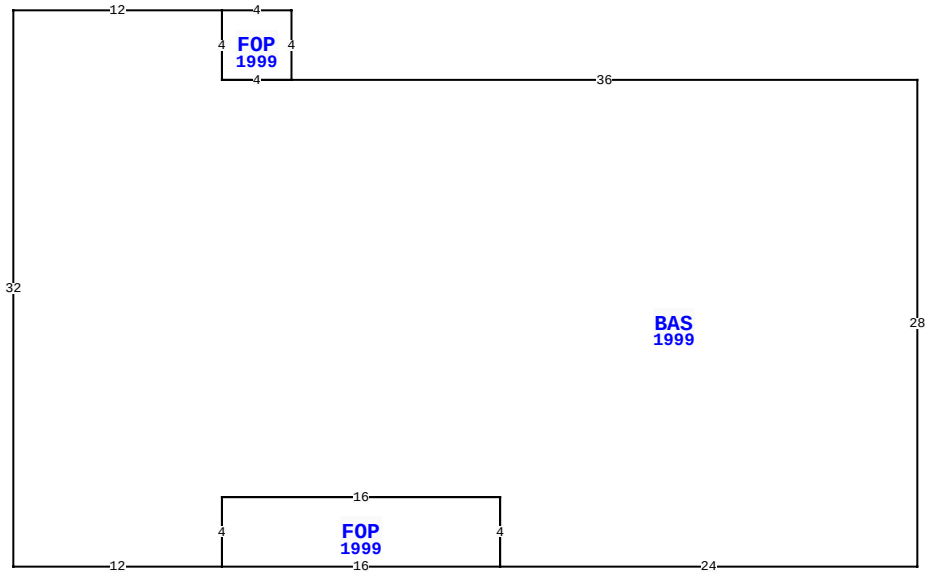
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,440	100	1,440	169,206
FOP	16	30	5	587
FOP	64	30	19	2,233
TOTALS	1,520		1,464	172,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,464	108.1404	128.42	188,007	1999	2004	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 1440 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

17103 HODGES RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	172,026
TOTAL MARKET OB/XF VALUE	11,803
TOTAL LAND VALUE - MARKET	81,600
TOTAL MARKET VALUE	265,429
SOH/AGL Deduction	70,698
ASSESSED VALUE	194,731
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,731
TOTAL JUST VALUE	265,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995860	NEW CONSTR	69,850	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2020/0200	12/21/2015	WD	U	I	18	95,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PRICE RICCI JAMES &						
2005/0380	8/18/2015	WD	U	I	12	100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W36 FOP=[YR=1999] N4 W4 S4 E4$ W4 N4 W12 S32 E12 FOP=[YR=1999] E16 N4 W16 S4$ N4 E16 S4 E24 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
1	0350	CARPORT WD	0	0	36	26	936.00	SF	13.00	13.00	100	2021	2021	3	97	11,803	

LAND DESCRIPTION

TOTAL OB/XF 11,803

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	0005	OR	0.00	0.00	2.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,600							

REVIEW DATE 08/17/2021 BY TWA Total Acres: 2.72 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/02/2023 BY SYS