S1/2 OF SW1/4 OF SE1/4 OF
SEC 33-2N-23E IN OR 2625/1691
(EX OR 2115/1126)

HODGES WAYNE & ANN
14793 TRIPLE D LANE
HILLIARD, FL 32046

2023

33-2N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5100	CROPLAND CLASS 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OFF 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/13/2023 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	144,340
TOTAL MARKET VALUE	16,573
SOH/AGL Deduction	5,612
ASSESSED VALUE	10,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,961
TOTAL JUST VALUE	151,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1691	3/16/2023	WD	U	V	11	100
GRANTOR: HODGES DOUGLAS J SR T						
GRANTEE: HODGES WAYNE & ANN						
1822/1550	10/09/2012	QC	U	V	11	100
GRANTOR: HODGES DORIS EVELYN						
GRANTEE: HODGES DOUGLAS J SR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	0	0	2,500.00	SF	15.00	15.00	100	1990	1990	3	20	7,500	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	20.62	AC		1.00	1.00	1.00	440.00	440.00	9,073							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	20.62	AC		1.00	1.00	1.00	7,000.00	7,000.00	144,340							

REVIEW DATE 03/07/2022 BY TWA Total Acres: 20.62 Total Land Value: 9,073 Market: 144,340 Agricultural: 9,073 Common: 0 PRINTED 08/02/2023 BY SYS