

PT OR W1/2 OF S1/2 OF NW1/4
IN OR 2425/1041
PARCELS 3-4 & 3-5

HOGAN TAYLOR W & REBECCA L
456151 OLD DIXIE HWY
HILLIARD, FL 32046

2023

34-3N-24-0000-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,508	100	1,508	187,591
FOP	42	30	13	1,617
FOP	144	30	43	5,349
FUS	844	100	844	104,991
UGR	736	45	331	41,176

TOTALS	3,274		2,739	340,723
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	18	10	180.00	SF	6.50	
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	20.10	
3	0940	SHEDS/PORT	0 100	10	8	80.00	SF	13.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.95

REVIEW DATE 05/18/2018 BY TWX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,739	115.1136	136.70	374,421	2003	2003	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2021 Heated Area: 2352 HX Base Yr 2021												
456151 OLD DIXIE HWY, HILLIARD												

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

TOTAL OB/XF												
1,615												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.95	AC		1.00

Total Acres: 2.95 Total Land Value: 88,500 Market: 0 Agricultural: 0 Common: 88,500

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		340,723	
TOTAL MARKET OB/XF VALUE		1,615	
TOTAL LAND VALUE - MARKET		88,500	
TOTAL MARKET VALUE		430,838	
SOH/AGL Deduction		115,890	
ASSESSED VALUE		314,948	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		264,948	
TOTAL JUST VALUE		430,838	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,097	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300561	REPAIR/RRF	20,000	01/13/2023
B0414272	GARAGE	25,344	12/01/2004
R047031	REPAIR/RRF	1,000	12/01/2004
0310969	NEW CONSTR	0	01/04/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2425/1041	12/30/2020	WD	Q	I	01
GRANTOR: HODGE RODNEY V & CYNT					SALE PRICE
GRANTEE: HOGAN TAYLOR W & RE					335,000
GRANTOR: HODGE RODNEY V & CYNT					
GRANTEE: HODGE RODNEY V & CY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W29 S30 FOP=[YR=2003] W6 S7 E6 N7\$ S22 E21									
UGR=[YR=2005] S20 E32 N24 W24 S4 W8\$ E8 N20 FOP=[YR=2020]									
E12 N12 W12 S12\$ N32\$ PTR=N15 FUS=[YR=2003] N13 E33 N7 E7 S7									
E12 S13 W20 S7 W17 N7 W15\$ S15\$.									

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