

HODGES JESSE EST
C/O BRANDON HODGES, 552291 US HWY 1
HILLIARD, FL 32046

05-3N-24-0000-0021-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		EFF.		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		03		BELOW AVG. 100		0100		01		1,536		74.6130		70.88		108,872		1934		1960		0		0		0		50.00		50.00		VALUATION BY																			
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2020								Heated Area: 1316														STANDARD																					
Roof Cover		03		COMP SHNGL 100																										Tax Group: 3																					
Interior Wall		04		PLYWOOD 100																										Tax Dist:																					
Interior Floor		14		CARPET 90																										BUILDING MARKET VALUE																					
Interior Floor		08		SHT VINYL 10																										TOTAL MARKET OB/XF VALUE																					
Air Condition		01		NONE 100																										TOTAL LAND VALUE - MARKET																					
Heating Type		02		CONVECTION 100																										TOTAL MARKET VALUE																					
Bedrooms				3 100																										SOH/AGL Deduction																					
Bathrooms				1 100																										ASSESSED VALUE																					
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE																					
Stories		1.		1. 100																										BASE TAXABLE VALUE																					
Units				0 100																										TOTAL JUST VALUE																					
BUD8 Adjustme		03		DIST HI 100																										NCON VALUE																					
Occupancy		00		NONE 100																										INCOME VALUE																					
Quality		02		Quality Level 02																										PREVIOUS YEAR MKT VALUE																					
DOR CODE		0100		SINGLE FAMILY																																															
MAP NUM				MKT AREA																																															
NEIGHBORHOOD/LOC				6001.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																											
BAS		1,316		100		1,316		46,639																																											
FSP		192		40		77		2,729																																											
FSP		224		40		90		3,190																																											
FST		96		55		53		1,879																																											
TOTALS		1,828				1,536		54,436																																											
EXTRA FEATURES																																																			
L N		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		0 100		22 22		484.00		SF		13.00		13.00		100		1940		1940		3		20		1,258																							
2		0940		SHEDS/PORT		0 100		12 16		192.00		SF		30.00		30.00		100		1987		1987		3		20		1,152																							
3		0681		POLE SHED		0 0		8 16		128.00		SF		15.00		15.00		100		1988		1988		3		20		384																							
4		0752		USP		0 100		10 18		180.00		SF		15.00		15.00		100		1975		1975		3		20		540																							
5		0350		CARPORT WD		0 100		20 32		640.00		SF		13.00		13.00		100		1982		1982		3		20		1,664																							
6		0752		USP		0 100		5 17		85.00		SF		15.00		15.00		100		1993		1993		3		20		255																							
7		0936		SEPTC TANK		0 100		0 0		1.00		UT		6,000.00		6,000.00		100		1990		1990		3		100		6,000																							
8		0940		SHEDS/PORT		0 100		20 10		200.00		SF		21.30		21.30		100		1995		1995		3		20		852																							
9		0751		UOP		0 100		18 6		108.00		SF		7.50		7.50		100		2010		2010		3		60		486																							
TOTALS																																																			
LAND DESCRIPTION																																																			
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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				A-1		0.00		0.00		3.00		AC				1.00		1.00		1.00		18,000.00		18,000.00		54,000																	
2		000115		C		SFR ACRES		100				A-1		0.00		0.00		2.30		AC				1.00		1.00		1.00		15,000.00		15,000.00		34,500																	
REVIEW DATE		01/14/2021		BY		WWA		Total Acres: 5.30		Total Land Value: 88,500		Market: 0		Agricultural: 0		Common: 88,500		PRINTED 08/06/2024 BY SYS																																	

HODGES JESSE EST
C/O BRANDON HODGES, 552291 US HWY 1
HILLIARD, FL 32046

05-3N-24-0000-0021-0000

[illegible]