PT GOVT LOT 2 OF SEC 22-4N-23E
IN OR 2459/116 (EX PT IN
OR 704/703)

LLOYD STEPHEN BRIAN & LESLIE C
171195 HODGES RD
HILLIARD, FL 32046

2024

22-4N-23-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

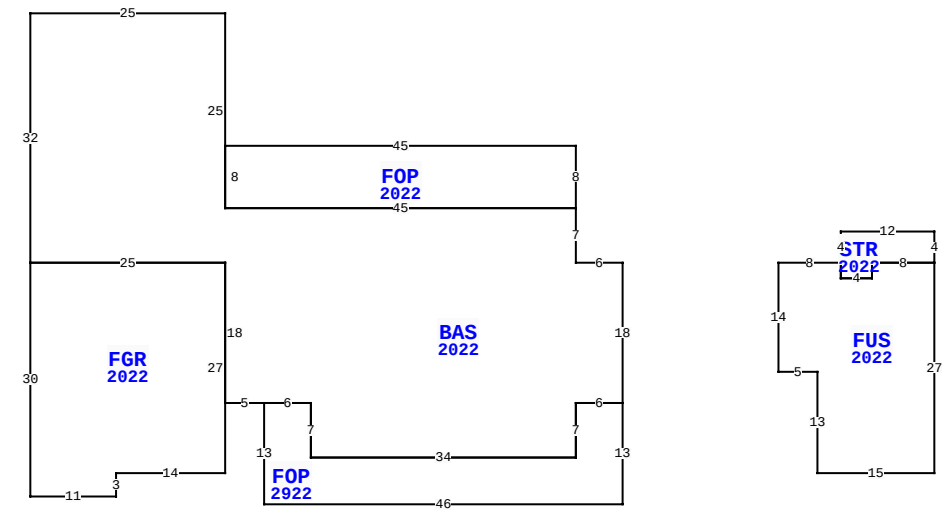
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2,271	325,207
FGR	708	55	389	55,705
FOP	360	30	108	15,466
FOP	360	30	108	15,466
FUS	467	100	467	66,874
STR	56	10	6	859
TOTALS	4,222		3,349	479,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,349	95.4684	143.20	479,577	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2738 HX Base Yr 2023



171195 HODGES RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		479,577
TOTAL MARKET OB/XF VALUE		49,322
TOTAL LAND VALUE - MARKET		153,040
TOTAL MARKET VALUE		563,742
SOH/AGL Deduction		9,169
ASSESSED VALUE		554,573
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		504,573
TOTAL JUST VALUE		681,939
NCON VALUE		41,258
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018936	SWIM POOL	58,460	12/30/2022
22000431	CO ISSUED	0	01/07/2022
21003938	NEW CONSTR	353,247	03/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2459/0116	4/23/2021	WD	U	V	11	100
GRANTOR: LLOYD STEPHEN BRIAN						
GRANTEE: LLOYD STEPHEN BRIAN						
1962/1106	1/12/2015	WD	U	V	11	100
GRANTOR: LLOYD RONNIE B L/E						
GRANTEE: LLOYD STEPHEN BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W6 N7 FOP=[YR=2022] N8 W45 S8 E45$ W45 N25 W25 S32 FGR=[YR=2022] S30 E11 N3 E14 N27 W25 $ E25 S18 E5 FOP=[YR=2922] S13 E46 N13 W6 S7 W34 N7 W6$ E6 S7 E34 N7 E6 N18$ PTR=E20 FUS=[YR=2022] E8 STR=[YR=2022] N4 E12 S4 W8 S2 W4 N2$ S2 E4 N2 E8 S27 W15 N13 W5 N14 $ W20$.

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	0812	CONCRETE C	0	100	0	0	1,516.00	SF	4.00	4.00	100	2022	2022	3	100	6,064	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
3	0862	POOL VINYL	0	100	0	0	495.00	SF	50.00	50.00	100	2024	2023		100	24,750	
4	0811	CONCRETE B	0	100	0	0	867.00	SF	5.20	5.20	100	2024	2023		100	4,508	
5	0680	POLE SHED	0	100	40	30	1,200.00	SF	10.00	10.00	100	2024	2023		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 49,322

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	9.38	AC		1.00	1.00	1.00	415.00	415.00	3,893							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	15.38	AC		1.00	1.00	1.00	8,000.00	8,000.00	123,040							

REVIEW DATE 06/16/2023 BY WWX Total Acres: 15.38 Total Land Value: 34,843 Market: 123,040 Agricultural: 4,843 Common: 30,000 PRINTED 08/06/2024 BY SYS