PT OF SE1/4
IN OR 2205/1351
PARCELS 5-2 & 5-3

LIGHTFOOT SHARI S
171095 HODGES ROAD
HILLIARD, FL 32046

2024

22-4N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 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

17152 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,980
TOTAL LAND VALUE - MARKET	320,000
TOTAL MARKET VALUE	32,980
SOH/AGL Deduction	3,449
ASSESSED VALUE	29,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,531
TOTAL JUST VALUE	339,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2205/1351	6/21/2018	WD	U	I	40	167,500
GRANTOR: BRUSH CREEK FARM INC						
GRANTEE: LIGHTFOOT SHARI S						
0867/0163	2/09/1999	WD	U	V	06	100
GRANTOR: LLOYD R B L/E						
GRANTEE: BRUSH CREEK FARM						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
2	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600	
3	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600	
4	0680	POLE SHED	0	0	65	41	2,665.00	SF	10.00	10.00	100	2000	2000	3	28	7,462	
5	0812	CONCRETE C	0	0	0	0	1,050.00	SF	4.00	4.00	100	2000	2000	3	79	3,318	

LAND DESCRIPTION

TOTAL OB/XF 19,980

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	0005	OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	370.00	370.00	11,100							
2	005902	A	HARDWOOD SI	0	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
3	009910	M	MKT.VAL.AG	0	0005	OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	320,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 40.00 Total Land Value: 13,000 Market: 320,000 Agricultural: 13,000 Common: 0 PRINTED 08/06/2024 BY SYS