

SI/2 OF NW1/4 OF SE1/4
IN OR 1503/887
2008 MERT DW/MH

HODGES DOUGLAS J III & RACHEL T
28170 FRANKLIN ROAD
HILLIARD, FL 32046

2024

25-4N-23-0000-0002-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	30	VINYL 100								0800	02	2,280	140.1600	105.12	239,674	2007	2007		0	0	0	40.00	60.00	VALUATION BY																							
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2008										Heated Area: 2280										HX Base Yr 2008										STANDARD							
Roof Cover	03	COMP SHNGL 100								76 30 BAS 2007 30 76										Tax Group: 4										Tax Dist:																	
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										166,988																	
Interior Floo	14	CARPET 70																		TOTAL MARKET OB/XF VALUE										186																	
Interior Floo	08	SHT VINYL 30																		TOTAL LAND VALUE - MARKET										292,920																	
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										202,718																	
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										75,119																	
Bedrooms		4 100																		ASSESSED VALUE										127,599																	
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										HX HB 50,000																	
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										77,599																	
Stories	1.	1. 100																		TOTAL JUST VALUE										460,094																	
Units		0 100								NCON VALUE										0																											
										INCOME VALUE																																					
										PREVIOUS YEAR MKT VALUE										455,582																											

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