



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,620	100	1,620
			SUBAREA MARKET VALUE
			139,504
TOTALS	1,620		1,620
			139,504

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,620	135.0800	101.31	164,122	2006	2016	0	0	15.00	85.00		
1 M/H 94+ - 0% - 0													
Heated Area: 1620													
HX Base Yr													
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 60 60 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2008</p> </div> </div>													
17388 HODGES RD, HILLIARD													
BLD DATE		02/05/2009		DJ		LGL DATE		06/13/2023		MLU			
XF DATE						LAND DATE							
INC DATE						AG DATE							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			139,504
TOTAL MARKET OB/XF VALUE			2,232
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			171,736
SOH/AGL Deduction			2,636
ASSESSED VALUE			169,100
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			169,100
TOTAL JUST VALUE			171,736
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5042	MH MOVE-ON	0	11/01/2008
C5042	CO ISSUED	0	02/01/2008
M13652	MECH OTHER	0	02/01/2008
P13068	OTHER	0	02/01/2008
MH5042	MH MOVE-ON	0	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/1578	12/03/2021	WD	Q	I	01	175,000
GRANTOR: HUNTLEY GRACE &						
GRANTEE: GOETHE RYAN						
2385/1111	8/17/2020	SW	Q	I	01	158,000
GRANTOR: RAYNEY DAY HOLDINGS L						
GRANTEE: HUNTLEY GRACE & DAV						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W60 S27 E60 N27\$.	

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	1242	WD DECK A	0	0	8	48.00	SF	10.00	10.00	100	2020	2020	3	90	432	
TOTAL OB/XF 2,232																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							