LOT 8 IN OR 1514/510
2008 MERT DW/MH
ANDREWS ACRES PB 6/66

PARKER CLINTON & SONYA
17185 HODGES RD
HILLIARD, FL 32046

2024

27-4N-23-0070-0008-0000

BUILDING CHARACTERISTICS

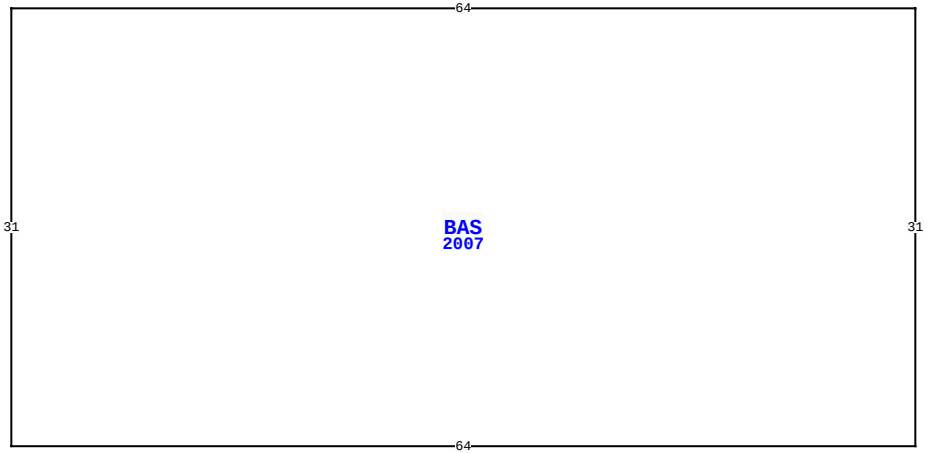
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	115,100
TOTALS	1,984		1,984	115,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	128.9200	96.69	191,833	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2008 Heated Area: 1984 HX Base Yr 2008



17185 HODGES RD, HILLIARD

BLD DATE	04/24/2008	JH	LGL DATE	06/16/2023	MLU
XF DATE	04/24/2008	JH	LAND DATE		
INC DATE			AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	546.00	SF	5.20	5.20	100	2015	2015	3	95	2,697	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,100
TOTAL MARKET OB/XF VALUE		5,882
TOTAL LAND VALUE - MARKET		89,250
TOTAL MARKET VALUE		210,232
SOH/AGL Deduction		101,913
ASSESSED VALUE		108,319
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,319
TOTAL JUST VALUE		210,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531159	CARPORT	11,832	09/30/2015
C4976	CO ISSUED	0	08/01/2007
E19758	ELEC OTHER	0	08/01/2007
MH4976	MH MOVE-ON	0	08/01/2007
M13186	MECH OTHER	0	08/01/2007
P12625	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/0510	7/23/2007	WD	Q	V		67,000
GRANTOR: HALL DANNY & LINDA C						
GRANTEE: PARKER CLINTON & SO						
1479/0725	2/20/2007	WD	U	V		39,000
GRANTOR: GIBSON ROGER D JR						
GRANTEE: HALL DANNY & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64 S31 E64 N31$.

LAND DESCRIPTION

TOTAL OB/XF 5,882

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.57	AC		1.00	1.00	1.00	25,000.00	25,000.00	89,250							

REVIEW DATE 04/28/2020 BY TWA Total Acres: 3.57 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 08/06/2024 BY SYS