

IN OR 115/175  
PARCELS 21 & 14  
1/5 HX INT

HODGES JESSE EST  
C/O BRANDON HODGES, 552291 US HWY 1  
HILLIARD, FL 32046

2025

05-3N-24-0000-0021-0000



| BUILDING CHARACTERISTICS |                  |                |                            |                  |                      |             |                           |                |             | MARKET ADJUSTMENTS |           |           |                   |         |            |                   |            |                             |      | NASSAU COUNTY PROPERTY |      |     |            |        |  |     |  |  |  |
|--------------------------|------------------|----------------|----------------------------|------------------|----------------------|-------------|---------------------------|----------------|-------------|--------------------|-----------|-----------|-------------------|---------|------------|-------------------|------------|-----------------------------|------|------------------------|------|-----|------------|--------|--|-----|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION   | TYPE                       | MDL              | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE            | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT      |                   | NORM    | % COND     | VALUATION SUMMARY |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Exterior Wall            | 03               | BELOW AVG. 100 | 0100                       | 01               | 1,536                | 74.6130     | 74.61                     | 114,601        | 1934        | 1960               | 0         | 0         | 0                 | 50.00   | 50.00      | STANDARD          |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2020 |                  |                      |             |                           |                |             |                    |           |           | Heated Area: 1316 |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                            |                  |                      |             |                           |                |             |                    |           |           | HX Base Yr 2020   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Interior Wall            | 04               | PLYWOOD 100    |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Interior Floo            | 14               | CARPET 90      |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Interior Floo            | 08               | SHT VINYL 10   |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Air Condition            | 01               | NONE 100       |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Heating Type             | 02               | CONVECTION 100 |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Bedrooms                 |                  | 3 100          |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Bathrooms                |                  | 1 100          |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Stories                  | 1.               | 1. 100         |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Units                    |                  | 0 100          |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| BUD8 Adjustme            | 03               | DIST HI 100    |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Occupancy                | 00               | NONE 100       |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| Quality                  |                  |                | 02                         | Quality Level 02 |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| DOR CODE                 |                  |                | 0100                       | SINGLE FAMILY    |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| MAP NUM                  |                  |                |                            | MKT AREA         |                      |             | 06                        |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| NEIGHBORHOOD/LOC         |                  |                | 6001.00                    |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                       | TOT ADJ AREA     | SUBAREA MARKET VALUE |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| BAS                      | 1,316            | 100            | 1993                       | 1,316            | 49,094               |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| FSP                      | 192              | 40             | 1993                       | 77               | 2,873                |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| FSP                      | 224              | 40             | 2016                       | 90               | 3,358                |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| FST                      | 96               | 55             | 1993                       | 53               | 1,977                |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| TOTALS                   |                  |                | 1,828                      |                  | 1,536                | 57,300      |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| EXTRA FEATURES           |                  |                |                            |                  |                      |             | 552291 US HWY 1, HILLIARD |                |             |                    |           |           |                   |         |            |                   | BLD DATE   |                             |      | LGL DATE               |      |     | 05/07/2025 |        |  | MLU |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   | XF DATE    |                             |      | LAND DATE              |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   | INC DATE   |                             |      | AG DATE                |      |     |            |        |  |     |  |  |  |
| 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                        | 0350             | CARPORT WD     | 0                          | 100              | 22                   | 22          | 484.00                    | SF             | 13.00       | 13.00              | 100       | 1940      | 1940              | 3       | 20         | 1,258             |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| 2                        | 0940             | SHEDS/PORT     | 0                          | 100              | 12                   | 16          | 192.00                    | SF             | 30.00       | 30.00              | 100       | 1987      | 1987              | 3       | 20         | 1,152             |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| 3                        | 0681             | POLE SHED      | 0                          | 0                | 8                    | 16          | 128.00                    | SF             | 15.00       | 15.00              | 100       | 1988      | 1988              | 3       | 20         | 384               |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| 4                        | 0752             | USP            | 0                          | 100              | 10                   | 18          | 180.00                    | SF             | 15.00       | 15.00              | 100       | 1975      | 1975              | 3       | 20         | 540               |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| 5                        | 0350             | CARPORT WD     | 0                          | 100              | 20                   | 32          | 640.00                    | SF             | 13.00       | 13.00              | 100       | 1982      | 1982              | 3       | 20         | 1,664             |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| 6                        | 0752             | USP            | 0                          | 100              | 5                    | 17          | 85.00                     | SF             | 15.00       | 15.00              | 100       | 1993      | 1993              | 3       | 20         | 255               |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| 7                        | 0936             | SEPTC TANK     | 0                          | 100              | 0                    | 0           | 1.00                      | UT             | 6,000.00    | 6,000.00           | 100       | 1990      | 1990              | 3       | 100        | 6,000             |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| 8                        | 0940             | SHEDS/PORT     | 0                          | 100              | 20                   | 10          | 200.00                    | SF             | 21.30       | 21.30              | 100       | 1995      | 1995              | 3       | 20         | 852               |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| 9                        | 0751             | UOP            | 0                          | 100              | 18                   | 6           | 108.00                    | SF             | 7.50        | 7.50               | 100       | 2010      | 2010              | 3       | 56         | 454               |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| TOTAL OB/XF              |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   | 12,559     |                             |      |                        |      |     |            |        |  |     |  |  |  |
| LAND DESCRIPTION         |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
| L N                      | USE CODE         | CLS            | LAND USE DESCRIPTION       | CAP              | R D                  | LOC ZONE    | FRONT                     | DEPTH          | TOT LND UTS | UNIT TYPE          | D T       | DPHT FACT | % COND            | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE    | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                | DECL | FRZ | YR         | CONSRV |  |     |  |  |  |
| 1                        | 000100           | C              | RES                        | 100              |                      | A-1         | 0.00                      | 0.00           | 3.00        | AC                 |           | 1.00      | 1.00              | 1.00    | 19,500.00  | 19,500.00         | 58,500     |                             |      |                        |      |     |            |        |  |     |  |  |  |
| 2                        | 000100           | C              | RES                        | 100              |                      | A-1         | 0.00                      | 0.00           | 2.30        | AC                 |           | 1.00      | 1.00              | 1.00    | 19,500.00  | 19,500.00         | 44,850     |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |
|                          |                  |                |                            |                  |                      |             |                           |                |             |                    |           |           |                   |         |            |                   |            |                             |      |                        |      |     |            |        |  |     |  |  |  |

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