N1/2 LOT 58 & LOT 59
IN OR 2116/283 &
PT OF LOT 60 IN OR 2116/277 &

HODGES RICKY L & TERESA J
17313 BELL ROAD
HILLIARD, FL 32046

2025

15-3N-23-2020-0058-0010

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	YEAR	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

BELL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,208
TOTAL LAND VALUE - MARKET	233,585
TOTAL MARKET VALUE	13,170
SOH/AGL Deduction	5,208
ASSESSED VALUE	7,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,962
TOTAL JUST VALUE	241,793
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8937	MH MOVE-ON	36,000	06/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/0279	4/19/2017	QC	U	I	11	100
GRANTOR: NIGHBERT AUDREY D						
GRANTEE: HODGES RICKY L & TE						
2116/0277	4/17/2017	QC	U	I	11	100
GRANTOR: NIGHBERT JAMES						
GRANTEE: HODGES RICKY L & TE						

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	0681	POLE SHED	0	0	76	36	2,736.00	SF	15.00	15.00	100	1994	1994	3	20	8,208	

LAND DESCRIPTION

TOTAL OB/XF 8,208

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	006005	A	PASTURE - GR	0		OR	0.00	0.00	11.66	AC		1.00	1.00	1.00	370.00	370.00	4,314							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.41	AC		1.00	1.00	1.00	190.00	190.00	648							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.07	AC		1.00	1.00	1.00	15,500.00	15,500.00	233,585							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 15.07 Total Land Value: 4,962 Market: 233,585 Agricultural: 4,962 Common: 0 PRINTED 07/30/2025 BY SYS