PARCEL 9 IN SEC 27-2N-23E &
PARCEL 1-9 IN SEC 34-2N-23E
IN OR 2478/791

HODGES SHEREE C
5557 CR 23D
GLEN ST MARY, FL 32040

2025

27-2N-23-0000-0009-0000

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 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	03	Quality Level 03

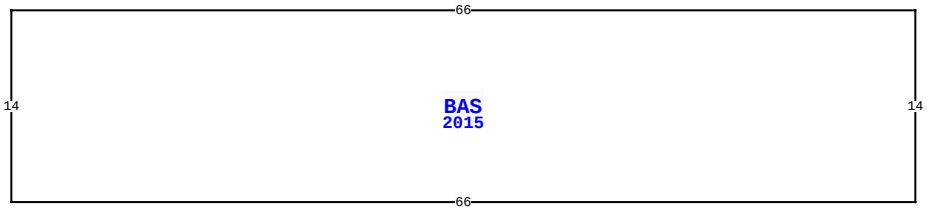
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2015	924	55,041
TOTALS	924			924	55,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	924	116.8000	99.28	91,735	2014	2014	0	0	60	28.00	60.00

2 M/H 94+ – 0% - 2024 Heated Area: 924 HX Base Yr



20362 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	55,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	44,520
TOTAL MARKET VALUE	99,561
SOH/AGL Deduction	4,164
ASSESSED VALUE	95,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,397
TOTAL JUST VALUE	99,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155628	CO ISSUED	0	04/08/2015
E1528983	NEW CONSTR	0	03/31/2015
MH155628	MH MOVE-ON	0	03/31/2015
MH003266	MH MOVE-ON	0	09/01/2000
9027	MH MOVE-ON	38,000	08/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0791	4/12/2021	WD	U	I	11	100
GRANTOR: HOWARD JAMES H & DONN						
GRANTEE: HODGES SHEREE C						
2425/1785	12/29/2020	WD	Q	I	01	69,900
GRANTOR: HOWARD JAMES H & DONN						
GRANTEE: HODGES SHEREE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0004	OR	0.00	0.00	2.12	AC		1.00	1.00	0.60	35,000.00	21,000.00	44,520							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 2.12 Total Land Value: 44,520 Market: 0 Agricultural: 0 Common: 44,520 PRINTED 07/30/2025 BY SYS