PT NE1/4 OF NE1/4 OF
SEC 27-4N-23E IN OR 2180/1039
{2010/TOWN/HOME/DW/MH}

LIGHTFOOT SHARI S
171095 HODGES RD
HILLIARD, FL 32046

2025

27-4N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

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	0	0 100
Units		0 100
Quality	04	Quality Level 04

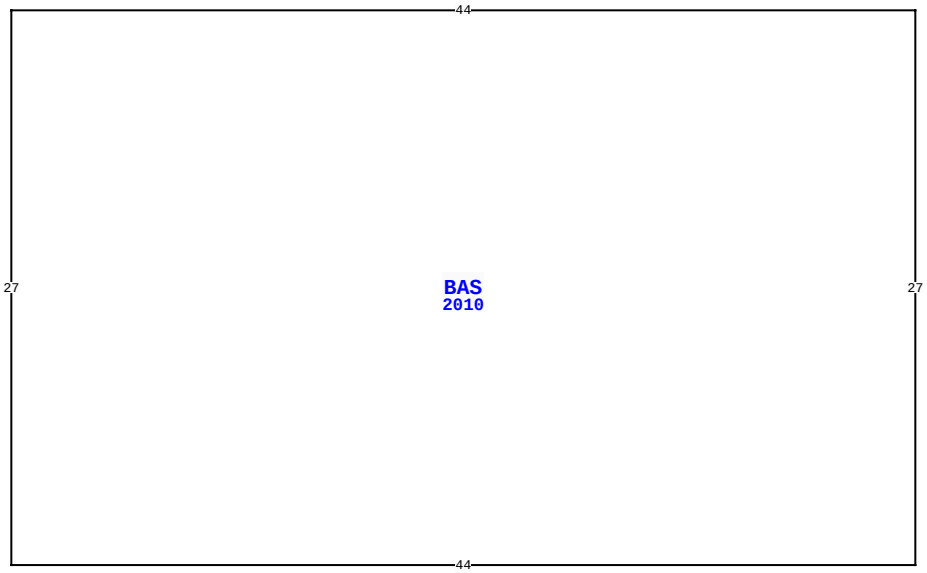
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2010	1,188	80,712
TOTALS	1,188			1,188	80,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	128.9200	109.58	130,181	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2019 Heated Area: 1188 HX Base Yr



171095 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,712
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		170,712
SOH/AGL Deduction		44,346
ASSESSED VALUE		126,366
TOTAL EXEMPTION VALUE	13	126,366
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		170,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2180/1039	3/01/2018	WD	U	I	40	70,000
GRANTOR: LAYDEN FRANCIS M JR &						
GRANTEE: LIGHTFOOT SHARI S						
1942/0805	10/10/2014	SW	U	I	12	25,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: LAYDEN FRANCIS M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W44 S27 E44 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS