NW1/4 OF NE1/4
IN OR 1471/1202
EX 15-3

LAYDEN FRANCIS M
171194 HODGES ROAD
HILLIARD, FL 32046

2025

27-4N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/24/2024 KB

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	247,225
TOTAL MARKET VALUE	4,521
SOH/AGL Deduction	0
ASSESSED VALUE	4,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,521
TOTAL JUST VALUE	247,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1471/1202	1/12/2007	QC	U	V	07	100
GRANTOR: LAYDEN FRANCIS M & TO						
GRANTEE: LAYDEN FRANCIS M						
1458/0107	11/09/2006	QC	Q	V	01	100
GRANTOR: LAYDEN FRANCIS M & TO						
GRANTEE: LAYDEN FRANCIS M						

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

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.45	AC		1.00	1.00	1.00	390.00	390.00	2,906							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.50	AC		1.00	1.00	1.00	190.00	190.00	1,615							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.95	AC		1.00	1.00	1.00	15,500.00	15,500.00	247,225							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 15.95 Total Land Value: 4,521 Market: 247,225 Agricultural: 4,521 Common: 0 PRINTED 07/30/2025 BY SYS