PT NE1/4 & NW1/4 OF
SEC 27-4N-23E IN OR 2679/1787

MARTELLINI REBECCA LEA
171057 HODGES ROAD
HILLIARD, FL 32046

2025

27-4N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

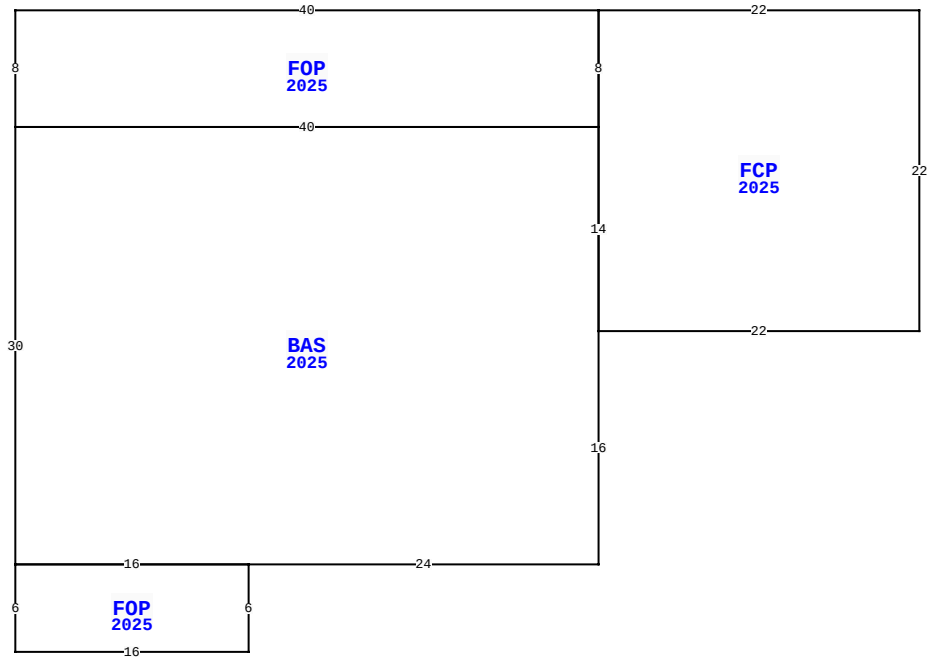
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2025	1,200	202,380
FCP	484	25	2025	121	20,407
FOP	96	30	2025	29	4,891
FOP	320	30	2025	96	16,190
TOTALS	2,100			1,446	243,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,446	127.7640	168.65	243,868	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1200 HX Base Yr 2025



171057 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		243,868
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		341,368
SOH/AGL Deduction		109,067
ASSESSED VALUE		232,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,579
TOTAL JUST VALUE		341,368
NCON VALUE		243,868
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013555	REPLACEMENT NSFR	227,629	12/09/2024
B240004163	REPLACEMENT NSFR	227,629	04/11/2024
B230014862		6,200	11/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1787	11/09/2023	WD	U	I	37	60,000
GRANTOR: JOHNSON KELLY & BRITT						
GRANTEE: MARTELLINI REBECCA						
1610/0577	3/16/2009	WD	Q	I	01	110,000
GRANTOR: HARRIS MICHAEL D						
GRANTEE: JOHNSON KELLY & BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=110,10] W40 S30 E16 E24 N16 N14 $
FOP=[YR=2025;ORIG=70,40] E16 S6 W16 N6 $
FOP=[YR=2025;ORIG=70,2] E40 S8 W40 N8 $
FCP=[YR=2025;ORIG=110,2] E22 S22 W22 N14 N8 $
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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	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 12/10/2024 BY WW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS