PT OF SE1/4
IN OR 2385/1111

GOETHE RYAN
17388 HODGES ROAD
HILLIARD, FL 32046

2025

27-4N-23-0000-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	04	Quality Level 04

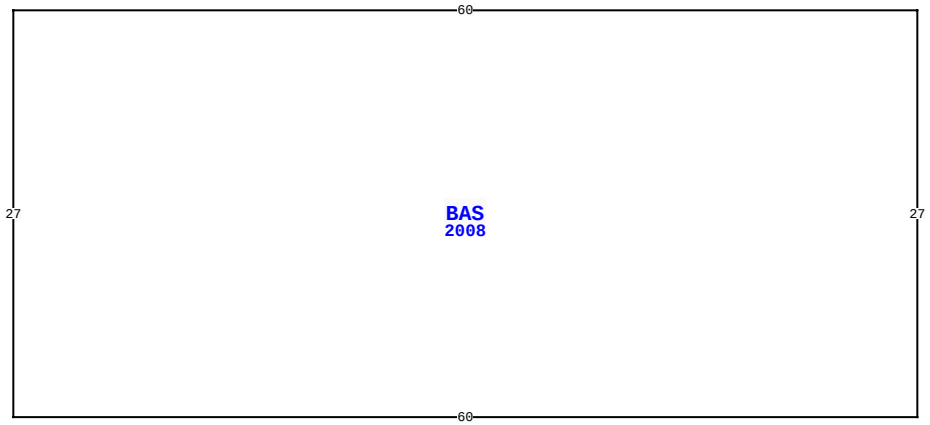
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2008	1,620	148,806
TOTALS	1,620			1,620	148,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	135.0800	114.82	186,008	2006	2016	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



17388 HODGES RD, HILLIARD

BLD DATE	02/05/2009 DJ	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,806
TOTAL MARKET OB/XF VALUE	2,193
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	195,999
SOH/AGL Deduction	9,989
ASSESSED VALUE	186,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,010
TOTAL JUST VALUE	195,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5042	MH MOVE-ON	0	11/01/2008
C5042	CO ISSUED	0	02/01/2008
M13652	MECH OTHER	0	02/01/2008
P13068	OTHER	0	02/01/2008
MH5042	MH MOVE-ON	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2519/1578	12/03/2021	WD	Q	I	01	175,000
GRANTOR: HUNTLEY GRACE &						
GRANTEE: GOETHE RYAN						
2385/1111	8/17/2020	SW	Q	I	01	158,000
GRANTOR: RAYNEY DAY HOLDINGS L						
GRANTEE: HUNTLEY GRACE & DAV						

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2020	2020	3	86	413	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,193

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS