PT OF SE1/4
IN OR 2471/1492
2007 FLEE DW/MH

BROOKS CHRISTOPHER A
17404 HODGES RD
HILLIARD, FL 32046

2025

27-4N-23-0000-0007-0080

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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

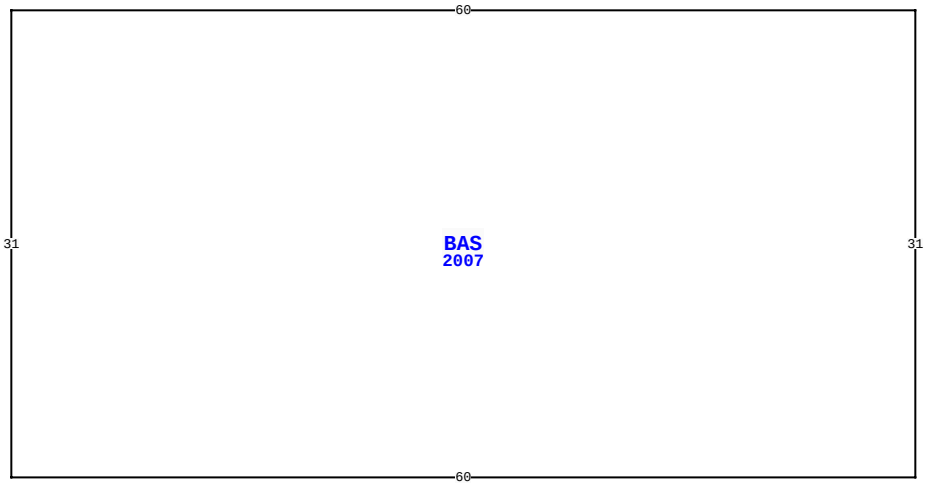
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2007	1,860	118,215
TOTALS	1,860			1,860	118,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	128.9200	109.58	203,819	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2022 Heated Area: 1860 HX Base Yr 2022



17404 HODGES RD, HILLIARD

BLD DATE	04/24/2008 JH	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		118,215
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		163,215
SOH/AGL Deduction		41,596
ASSESSED VALUE		121,619
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,897
TOTAL JUST VALUE		163,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4874	CO ISSUED	0	12/01/2006
MH4874	MH MOVE-ON	0	12/01/2006
P11806	OTHER	0	12/01/2006
E18413	ELEC OTHER	0	11/01/2006
M12273	MECH OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1492	6/10/2021	WD	U	I	37	95,000
GRANTOR: RAULERSON MICHAEL S						
GRANTEE: BROOKS CHRISTOPHER						
2292/0406	5/20/2019	QC	U	I	11	500
GRANTOR: VANZANT CATHERINE J						
GRANTEE: RAULERSON MICHAEL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S31 E60 N31$.

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/28/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS