PT OF NW1/4 OF SE1/4 OF
SEC 27-4N-23E IN OR 2030/1515
UTIL ESMT OR 2268/532

LEE JOSEPH M & APRIL A
17497 HODGES RD
HILLIARD, FL 32046

2025

27-4N-23-0000-0007-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

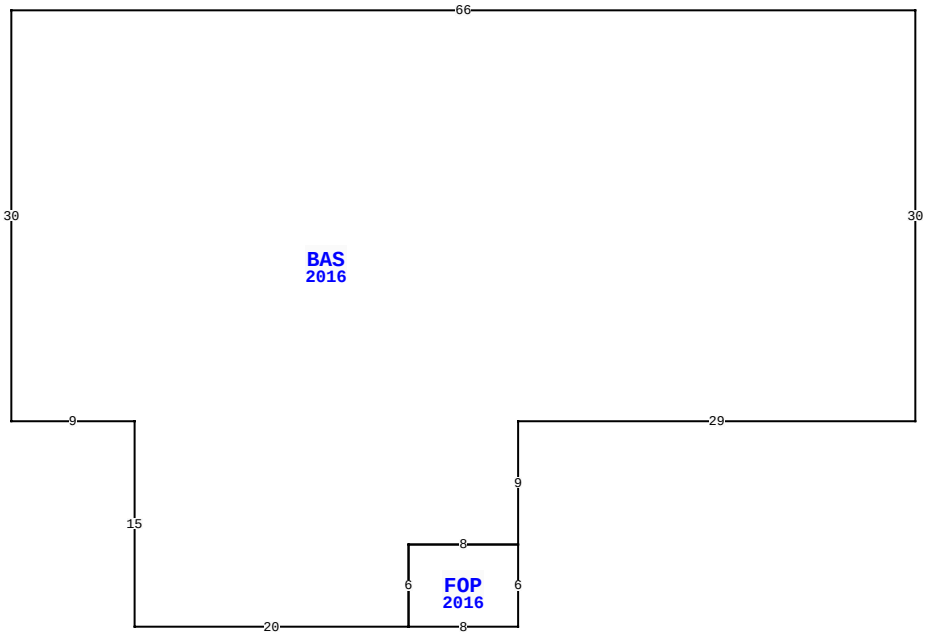
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	2,352	100	2016	2,352	184,246
FOP	48	30	2016	14	1,097
TOTALS	2,400			2,366	185,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,366	115.2000	97.92	231,679	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2017 Heated Area: 2352 HX Base Yr 2017



17497 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		185,343
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		275,343
SOH/AGL Deduction		144,182
ASSESSED VALUE		131,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,439
TOTAL JUST VALUE		275,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165747	CO ISSUED	0	08/12/2016
MH165747	MH MOVE-ON	5,783	06/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/0262	6/29/2016	QC	U	V	11	100
GRANTOR: LEE JOSEPH E & KAREN						
GRANTEE: LEE JOSEPH M & APRI						
2030/1515	2/27/2016	WD	U	V	11	100
GRANTOR: LEE JOSEPH E & KAREN						
GRANTEE: LEE JOSEPH M & APRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W66 S30 E9 S15 E20 FOP=[YR=2016] E8 N6 W8 S6$ N6 E8 N9 E29 N30$.

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		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS