LOT 2
IN OR 1304/999
1998 FLTW TW/MH

KINNEY CARL D & SHIRLEY A
17124 HODGES ROAD
HILLIARD, FL 32046

2025

27-4N-23-0070-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

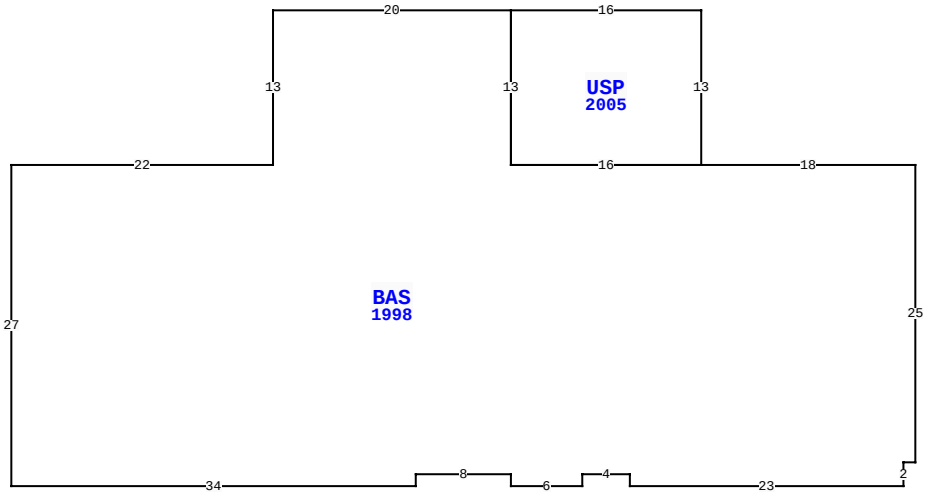
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	1998	2,298	97,821
USP	208	50	2005	104	4,427
TOTALS	2,506			2,402	102,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,402	125.2000	106.42	255,621	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2006 Heated Area: 2298 HX Base Yr 2006



17124 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,248
TOTAL MARKET OB/XF VALUE		10,077
TOTAL LAND VALUE - MARKET		80,500
TOTAL MARKET VALUE		192,825
SOH/AGL Deduction		89,430
ASSESSED VALUE		103,395
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,673
TOTAL JUST VALUE		192,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507623	REPAIR/RRF	800	05/01/2005
B0515220	XFOB	13,500	05/01/2005
MH982097	MH MOVE-ON	0	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0999	3/24/2005	WD	Q	I		129,000
GRANTOR: MATLIN JAY & SUSAN DI						
GRANTEE: KINNEY CARL D & SHI						
1254/0291	8/20/2004	WD	Q	I	05	47,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: MATLIN JAY & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 USP=[YR=2005] N13 W16 S13 E16$ W16 N13 W20 S13 W22 S27 E34 N1 E8 S1 E6 N1 E4 S1 E23 N2 E1 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	2003	2003	3	82	1,834	
3	0510	GARAGE WD-	0	100	24	18	432.00	SF	35.00	35.00	100	2005	2005	3	36	5,443	

LAND DESCRIPTION

TOTAL OB/XF 10,077

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	2.30	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,500							

REVIEW DATE 03/05/2024 BY WWA Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 07/30/2025 BY SYS