LOT 5
IN OR 829/1196
R673525 & R673526

STEPHENS DONALD & SANDRA
17256 HODGES ROAD
HILLIARD, FL 32046

2025

27-4N-23-0070-0005-0000

BUILDING CHARACTERISTICS

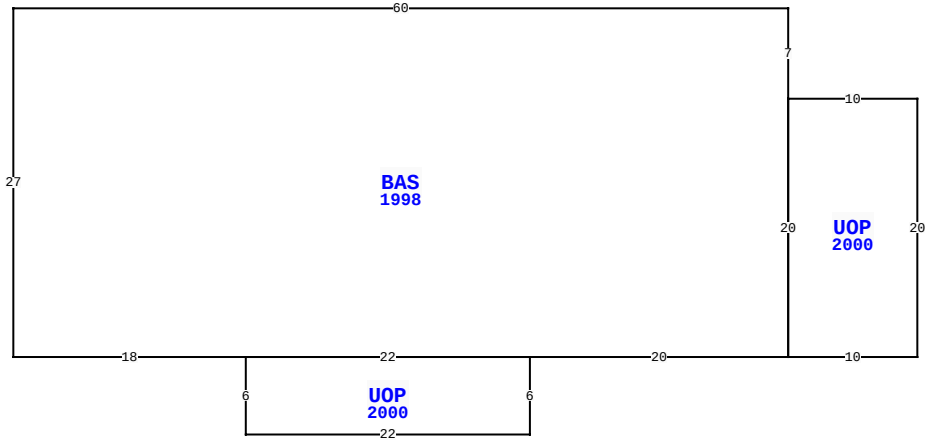
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	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	1998	1,620	75,129
UOP	132	25	2000	33	1,530
UOP	200	25	2000	50	2,319
TOTALS	1,952			1,703	78,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,703	136.4000	115.94	197,446	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1999 Heated Area: 1620 HX Base Yr 1999



17256 HODGES RD, HILLIARD

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

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	360.00	SF	6.50	6.50	100	2013	2013	3	93	2,176	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		78,978
TOTAL MARKET OB/XF VALUE		4,976
TOTAL LAND VALUE - MARKET		74,672
TOTAL MARKET VALUE		158,626
SOH/AGL Deduction		87,067
ASSESSED VALUE		71,559
TOTAL EXEMPTION VALUE	HX HB	46,559
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		158,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0829/1196	4/14/1998	WD	Q	V		15,900

GRANTOR: GREENTREE INVESTMENT

GRANTEE: STEPHENS DONALD & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W60 S27 E18 E22 E20 N20 N7 $
UOP=[YR=2000;ORIG=0,27] E10 N20 W10 S20 $
UOP=[YR=2000;ORIG=-42,27] E22 S6 W22 N6 $
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LAND DESCRIPTION

TOTAL OB/XF 4,976

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	2.51	AC		1.00	1.00	0.85	35,000.00	29,750.00	74,672							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 2.51 Total Land Value: 74,672 Market: 0 Agricultural: 0 Common: 74,672 PRINTED 07/30/2025 BY SYS