PT OR 1584/516
1985 PEAC DW/MH

**HODGES WAYNE & ANN**
14793 TRIPLE D LANE
HILLIARD, FL 32046

**2025**

**33-2N-23-0000-0003-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

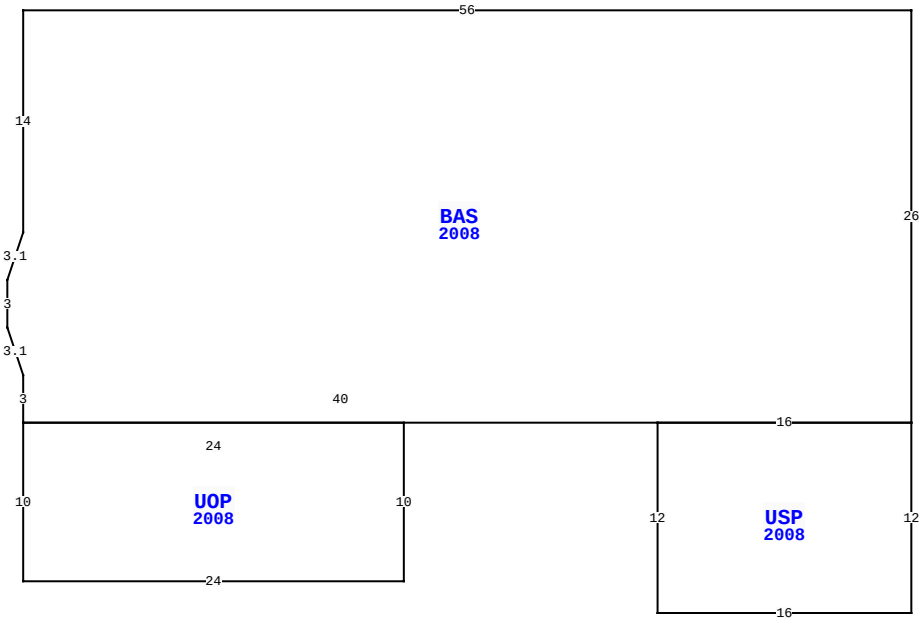
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 1,462 | 100 | 2008 | 1,462 | 41,123 |
| UOP | 240 | 25 | 2008 | 60 | 1,688 |
| USP | 192 | 50 | 2008 | 96 | 2,700 |
| TOTALS | 1,894 | | | 1,618 | 45,511 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,618 | 117.2000 | 93.76 | 151,704 | 1985 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2009 Heated Area: 1462 HX Base Yr 2009




14793 TRIPLE D LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 10/31/2024 KBA |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 45,511 |
| TOTAL MARKET OB/XF VALUE | | 2,116 |
| TOTAL LAND VALUE - MARKET | | 331,000 |
| TOTAL MARKET VALUE | | 124,647 |
| SOH/AGL Deduction | | 76,386 |
| ASSESSED VALUE | | 48,261 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 23,261 |
| TOTAL JUST VALUE | | 378,627 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 227,938 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7490 | MH MOVE-ON | 28,000 | 09/30/1988 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1584/0516 | 9/09/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: HODGES DOUGLAS & DORI | | | | | | |
| GRANTEE: HODGES WAYNE & ANN | | | | | | |
| 0226/0453 | 1/01/1976 | WD | Q | V | | 30,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2008] W56 S14 L1 D3 S3 R1 D3 S3 UOP=[YR=2008] S10 E24 N10 W24$ E40 USP=[YR=2008] S12 E16 N12 W16$ E16 N26$.

### 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 | 0681 | POLE SHED | 0 | 100 | 14 | 16 | 224.00 | SF | 15.00 | 15.00 | 100 | 1965 | 1965 | 3 | 20 | 672 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 16 | 192.00 | SF | 20.10 | 20.10 | 100 | 1987 | 1987 | 3 | 20 | 772 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 16 | 14 | 224.00 | SF | 15.00 | 15.00 | 100 | 1987 | 1987 | 3 | 20 | 672 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,116

| 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 | 005000 | C | AGRICULTURAL | 100 | 0007 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 18.00 | AC | | 1.00 | 1.00 | 1.00 | 390.00 | 390.00 | 7,020 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 18.00 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 261,000 | | | | | | | |

REVIEW DATE 03/31/2020 BY TWA Total Acres: 20.00 Total Land Value: 77,020 Market: 261,000 Agricultural: 7,020 Common: 70,000 PRINTED 07/30/2025 BY SYS