S1/2 OF SW1/4 OF SE1/4 OF
SEC 33-2N-23E IN OR 2625/1691
(EX OR 2115/1126)

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

2025

33-2N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OFF 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/29/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	298,990
TOTAL MARKET VALUE	14,904
SOH/AGL Deduction	0
ASSESSED VALUE	14,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,904
TOTAL JUST VALUE	306,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/1691	3/16/2023	WD	U	V	11	100
GRANTOR: HODGES DOUGLAS J SR T						
GRANTEE: HODGES WAYNE & ANN						
1822/1550	10/09/2012	QC	U	V	11	100
GRANTOR: HODGES DORIS EVELYN						
GRANTEE: HODGES DOUGLAS J SR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	2,500.00	SF	15.00	15.00	100	1990	1990	3	20	7,500	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	19.87	AC		1.00	1.00	1.00	370.00	370.00	7,352							
2	005970	A	AGRICULTURAL	0		OR			0.75	AC		1.00	1.00	1.00	70.00	70.00	52							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.62	AC		1.00	1.00	1.00	14,500.00	14,500.00	298,990							

REVIEW DATE 02/29/2024 BY DC Total Acres: 20.62 Total Land Value: 7,404 Market: 298,990 Agricultural: 7,404 Common: 0 PRINTED 07/30/2025 BY SYS