IN OR 2334/583 (EX 1-5)

HODGES ANNETTE/HODGES DANIEL W
PO BOX 625
HILLIARD, FL 32046-0625

2025

47-4N-23-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

TRACY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,973
TOTAL LAND VALUE - MARKET	159,705
TOTAL MARKET VALUE	6,167
SOH/AGL Deduction	1,841
ASSESSED VALUE	4,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,326
TOTAL JUST VALUE	162,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7593	MH MOVE-ON	5,000	12/14/1988
4125	XFOB	500	05/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2334/0583	1/15/2020	QC	U	I	11	100
GRANTOR: JOHNSON CATHERINE S &						
GRANTEE: HODGES ANNETTE & DA						
0785/1471	2/25/1997	WD	Q	V		50,000
GRANTOR: THIGPEN JOHN M & CARO						
GRANTEE: JOHNSON CATHERINE E						

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	0940	SHEDS/PORT	0	0	22	22	484.00	SF	20.10	20.10	100	1988	1988	3	20	1,946	
2	0681	POLE SHED	0	0	8	22	176.00	SF	15.00	15.00	100	1988	1988	3	20	528	
3	0681	POLE SHED	0	0	5	22	110.00	SF	15.00	15.00	100	1988	1988	3	20	330	
4	0940	SHEDS/PORT	0	0	6	7	42.00	SF	20.10	20.10	100	1989	1989	3	20	169	

LAND DESCRIPTION

TOTAL OB/XF 2,973

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.19	AC		1.00	1.00	1.00	390.00	390.00	3,194							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.19	AC		1.00	1.00	1.00	19,500.00	19,500.00	159,705							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 8.19 Total Land Value: 3,194 Market: 159,705 Agricultural: 3,194 Common: 0 PRINTED 07/30/2025 BY SYS