

LL PROPERTIES OF HILLIARD FL
171194 HODGES RD
HILLIARD, FL 32046

51-2N-25-0000-0060-0040



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall03

HARDIE BRD 100

Roof Structure03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floor14

CARPET 70

Interior Floor13

LVT/LAMNT 30

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

WOOD FRAME 100

Stories

2.

Units

2. 100
0 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA

07

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

608

100

2024

608

70,449

FGR

220

55

2024

121

14,020

FOP

72

30

2024

22

2,549

FUS

852

100

2024

852

98,721

STR

48

10

2024

5

579

TOTALS

1,800

1,608

186,319

EXTRA FEATURES

45167 ANNIE LAURA ST, CALLAHAN

L N

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

0810

CONCRETE A

0

0

5

4

20.00

SF

6.50

6.50

100

2024

2023

100

130

2

0810

CONCRETE A

0

0

30

11

330.00

SF

6.50

6.50

100

2024

2023

100

2,145

LAND DESCRIPTION

TOTAL OB/XF

2,275

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000310

C

TOWNHOUSE

0

0.00

0.00

1.00

LT

1.00

1.00

1.00

30,000.00

30,000.00

30,000

REVIEW DATE

07/26/2023

BY

KW

Total Acres:

0.05

Total Land Value:

30,000

Market:

0

Agricultural:

0

Common:

30,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDDORCODE

0320011,608115.8720115.87186,31920232023000.00100.00

1 TOWNHOUSE - 0% - 2024Heated Area: 1460HX Base Yr

20

19

4

12

12

2024

4

14

20

45

FUS

2024

20

37

11

12

20

11

9

8

8

2024

11

9

8

FGR

2024

FOP

2024

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE186,319

TOTAL MARKET OB/XF VALUE2,275

TOTAL LAND VALUE - MARKET30,000

TOTAL MARKET VALUE218,594

SOH/AGL Deduction0

ASSESSED VALUE218,594

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE218,594

TOTAL JUST VALUE218,594

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE209,284

PERMIT NUM

DESCRIPTION

AMT

ISSUED

C#?

C0

03/29/2023

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / I / RSN CD SALE PRICE

2625/12463/10/2023QC U V 11100

GRANTOR: ACCESS AMERICA LLC

GRANTEE: LL PROPERTIES OF HI

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=40,-55] E20 S45 W20 N14 E4 N12 W4 N19 \$
BAS=[YR=2024;ORIG=40,10] E20 S25 W11 S12 W9 N37 \$
FGR=[YR=2024;ORIG=49,35] E11 S20 W11 N8 N12 \$
FOP=[YR=2024;ORIG=40,47] E9 S8 W9 N8 \$
STR=[YR=2024;ORIG=40,-36] E4 S12 W4 N12 \$
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