IN OR 2680/1062

RHODEN CRYSTAL HOWARD & JOEY
17324 OAK HILL ROAD
HILLIARD, FL 32046

2026

04-1N-23-0000-0005-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

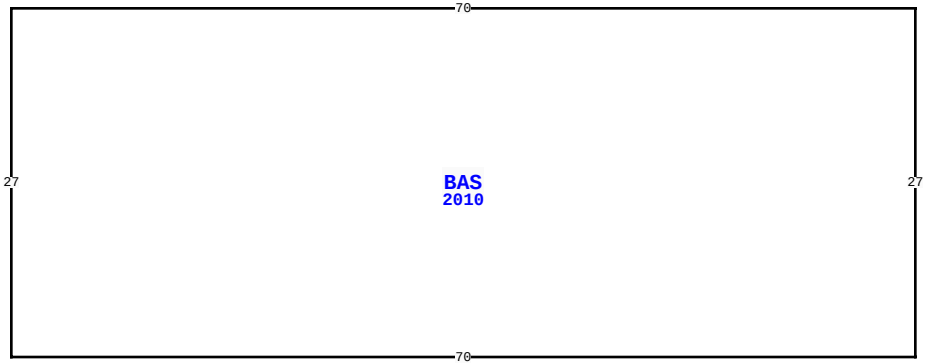
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2010	1,890	59,603
TOTALS	1,890			1,890	59,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	116.8000	105.12	198,677	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 1890 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	59,603
TOTAL MARKET OB/XF VALUE	1,184
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	128,787
SOH/AGL Deduction	0
ASSESSED VALUE	128,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,787
TOTAL JUST VALUE	128,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2680/1062	10/05/2023	WD	U	I	11	100
GRANTOR: WATKINS JOHN WAYNE						
GRANTEE: RHODEN CRYSTAL HOWA						
2625/1522	3/07/2023	QC	U	I	11	100
GRANTOR: RYALS LINDA						
GRANTEE: RHODEN CRYSTAL HOWA						

17324 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2018	2018	3	74	1,184	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W70 S27 E70 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,184

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	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS