

BLOCK 9 PT OF LOT 1 (S-3)
IN OR 2423/1691
TOWN OF HILLIARD

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

2026

08-3N-24-2380-0009-0013



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Ceiling	02	F. NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		4 100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		7 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	03	DIST HI 100			
Occupancy	00	NONE 100			
Quality		03 Quality Level 03			
DOR CODE		1700 OFFICE BUILDINGS			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC		6002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	25,477
BAS	168	100	2019	168	4,777
CAN	152	30	1994	46	1,308
STP	28	10	2005	3	85
UOP	180	20	2019	36	1,024
TOTALS		1,424		1,149	32,671

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	1,149	90.7200	135.40	155,575	1947	1975	0	0	0	79.00	21.00	

1 OFFICE

0% - 0

Heated Area: 1064

HX Base Yr

20

9

UOP
2019

20

9

14

10

BAS
2019

12

12

14

38

14

BAS
1993

26

19

9

8

8

CAN
1994

18

8

4

4

STP
2005

4

4

BLD DATE	06/23/2015	KK	LGL DATE	
YE DATE			L AND DATE	04/29/2025

NASSAU COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE					32,671							
TOTAL MARKET OB/XF VALUE					0							
TOTAL LAND VALUE - MARKET					36,750							
TOTAL MARKET VALUE					69,421							
SOH/AGL Deduction					2,907							
ASSESSED VALUE					66,514							
TOTAL EXEMPTION VALUE					0							
BASE TAXABLE VALUE					66,514							
TOTAL JUST VALUE					69,421							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					68,969							