LOT 158
RIVER GLEN #1 PB 7/263

HODNETT FAMILY REVOCABLE TRUST/HODNETT MICHAEL J T
11211 DUBLIN RD
WOODSBORO, MD 21798-9004

2026

11-2N-26-1830-0158-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

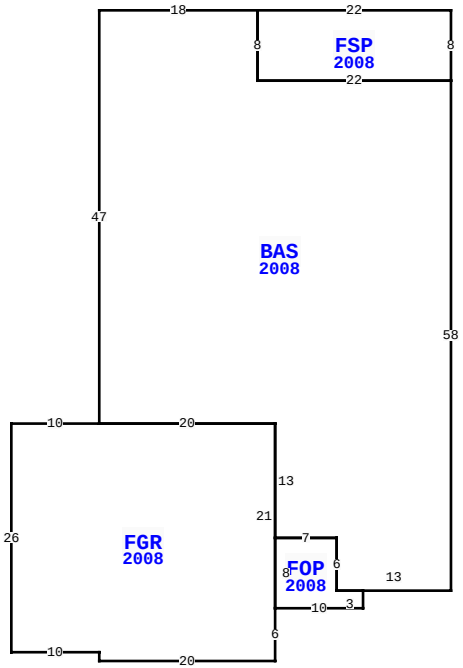
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	2008	2,042	211,319
FGR	800	55	2008	440	45,534
FOP	62	30	2008	19	1,966
FSP	176	40	2008	70	7,244
TOTALS	3,080			2,571	266,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,571	107.7120	113.10	290,780	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 0 Heated Area: 2042 HX Base Yr



75047 FERN CREEK DR, YULEE

BLD DATE	04/03/2008 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	266,064
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	321,864
SOH/AGL Deduction	0
ASSESSED VALUE	321,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,864
TOTAL JUST VALUE	321,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20427	ELEC OTHER	2,000	01/01/2008
M13548	MECH OTHER	0	01/01/2008
C20875	CO ISSUED	202,818	12/01/2007
R10932	REPAIR/RRF	5,000	12/01/2007
B20875	NEW CONSTR	202,818	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/1694	5/27/2025	QC	U	I	11	100
GRANTOR: HODNETT MICHAEL J & R						
GRANTEE: HODNETT FAMILY REVO						
1569/1921	6/05/2008	WD	Q	I		275,000
GRANTOR: TAYLOR WOODROW HOMES						
GRANTEE: HODNETT MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W22 BAS=[YR=2008] W18 S47 FGR=[YR=2008] W10 S26 E10 S1 E20 N6 FOP=[YR=2008] E10 N2 W3 N6 W7 S8$ N21 W20$ E20 S13 E7 S6 E13 N58 W22 N8$ S8 E22 N8$.

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
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	000134	C	RES POND	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS