

PT OF SE1/4
IN OR 2205/1351
PARCELS 5-2 & 5-3

LIGHTFOOT SHARI S
171095 HODGES ROAD
HILLIARD, FL 32046

2026

22-4N-23-0000-0005-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
																		VALUATION SUMMARY																							
VALUATION BY																		STANDARD																							
Tax Group: 4																		Tax Dist:																							
BUILDING MARKET VALUE																		0																							
TOTAL MARKET OB/XF VALUE																		16,129																							
TOTAL LAND VALUE - MARKET																		440,000																							
TOTAL MARKET VALUE																		28,929																							
SOH/AGL Deduction																		0																							
ASSESSED VALUE																		28,929																							
TOTAL EXEMPTION VALUE																		0																							
BASE TAXABLE VALUE																		28,929																							
TOTAL JUST VALUE																		456,129																							
NCON VALUE																		0																							
INCOME VALUE																																									
PREVIOUS YEAR MKT VALUE																		359,630																							
DOR CODE																		6000 PASTURELAND 1																							
MAP NUM																		MKT AREA 09																							
NEIGHBORHOOD/LOC																		9001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													PERMIT NUM						DESCRIPTION						AMT						ISSUED					
TOTALS																																									
EXTRA FEATURES																		17152 HODGES RD, HILLIARD												BLD DATE						LGL DATE					
																														XF DATE						LAND DATE					
																														INC DATE						AG DATE					
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	05/12/2026 MLU																							
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000		11/18/2024 KBA																							
2	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600																									
3	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600																									
4	0680	POLE SHED	0	0	65	41	2,665.00	SF	10.00	10.00	100	2000	2000	3	26	6,929																									
LAND DESCRIPTION																		TOTAL OB/XF 16,129																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	006000	A	PASTURE - HA	0	0005	OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	370.00	370.00	11,100																								
2	005902	A	HARDWOOD SI	0	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	170.00	170.00	1,700																								
3	009910	M	MARKET VALUE	0	0005	OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	440,000																								
REVIEW DATE 01/01/2023 BY CD Total Acres: 40.00 Total Land Value: 12,800 Market: 440,000 Agricultural: 12,800 Common: 0 PRINTED 07/09/2026 BY SYS																																									