PT OR 1584/516
1985 PEAC DW/MH

HODGES WAYNE & ANN
14793 TRIPLE D LANE
HILLIARD, FL 32046

2026

33-2N-23-0000-0003-0030

BUILDING CHARACTERISTICS

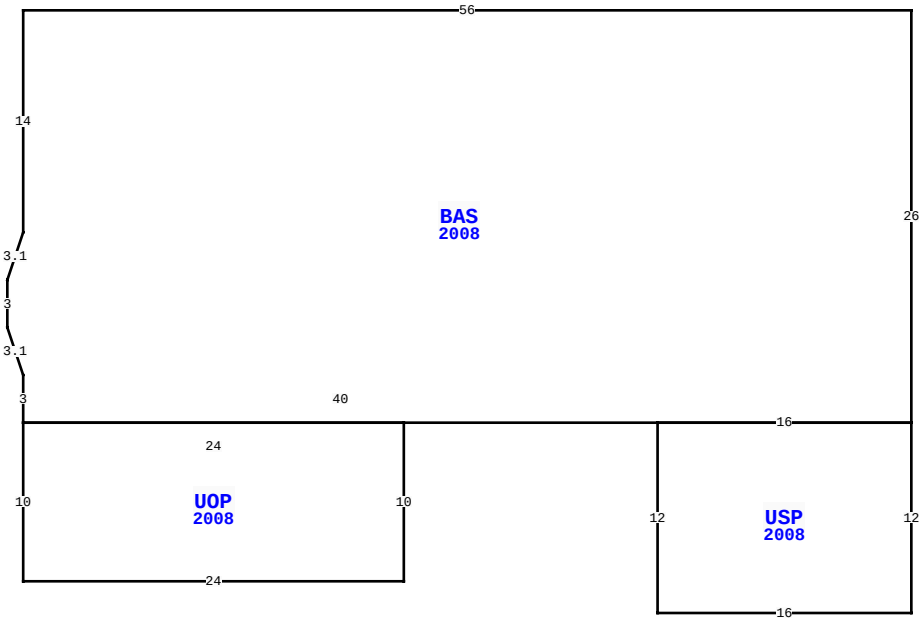
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,462	100	2008	1,462	43,693
UOP	240	25	2008	60	1,793
USP	192	50	2008	96	2,869
TOTALS	1,894			1,618	48,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,618	117.2000	99.62	161,185	1985	1995	0	0	0	70.00	30.00

1 M/H 93- 100% - 2009 Heated Area: 1462 HX Base Yr 2009



14793 TRIPLE D LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/31/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,356
TOTAL MARKET OB/XF VALUE		2,116
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		83,582
SOH/AGL Deduction		34,117
ASSESSED VALUE		49,465
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,465
TOTAL JUST VALUE		310,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7490	MH MOVE-ON	28,000	09/30/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1584/0516	9/09/2008	WD	Q	I	01	100
GRANTOR: HODGES DOUGLAS & DORI						
GRANTEE: HODGES WAYNE & ANN						
0226/0453	10/05/1976	WD	Q	V		30,000
GRANTOR: CONNER E L & LOTTIE						
GRANTEE: HODGES DOUGLAS & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S14 L1 D3 S3 R1 D3 S3 UOP=[YR=2008] S10 E24 N10 W24$ E40 USP=[YR=2008] S12 E16 N12 W16$ E16 N26$.

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	0681	POLE SHED	0	100	14	16	224.00	SF	15.00	15.00	100	1965	1965	3	20	672	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1987	1987	3	20	772	
3	0681	POLE SHED	0	100	16	14	224.00	SF	15.00	15.00	100	1987	1987	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 2,116

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	395.00	395.00	7,110							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	234,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 33,110 Market: 234,000 Agricultural: 7,110 Common: 26,000 PRINTED 07/09/2026 BY SYS