PT LOT 45 SEC 43
IN OR 2043/28 (2002 CHNC DW)
ESMT PT OR 1551/397

HODGES ALAN F
97304 WATER OAK ROAD
YULEE, FL 32097

2026

42-3N-28-5080-0045-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

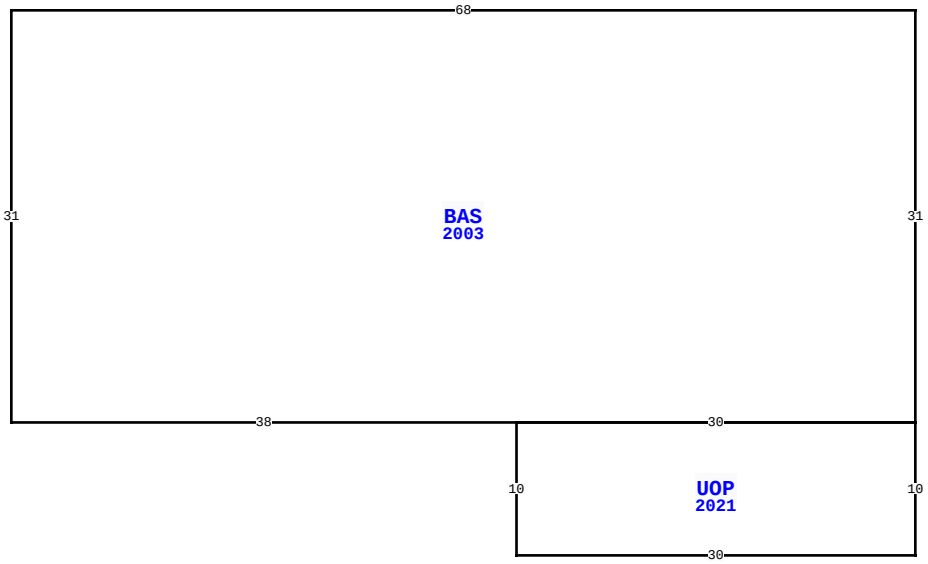
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2003	2,108	122,923
UOP	300	25	2021	75	4,374
TOTALS	2,408			2,183	127,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,183	124.6000	112.14	244,802	2002	2005	0	0	0	48.00	52.00

1 M/H 94+ 100% - 2019 Heated Area: 2108 HX Base Yr 2019



97304 WATER OAK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		148,845
TOTAL MARKET OB/XF VALUE		17,340
TOTAL LAND VALUE - MARKET		226,250
TOTAL MARKET VALUE		392,435
SOH/AGL Deduction		215,175
ASSESSED VALUE		177,260
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,849
TOTAL JUST VALUE		392,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU02398	MH MOVE-ON	1	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/0028	4/14/2016	SW	U	I	12	86,600
GRANTOR: BANK OF AMERICA N A						
GRANTEE: HODGES ALAN F						
1921/1879	6/09/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W68 S31 E38 UOP=[YR=2021] S10 E30 N10 W30$ E30 N31$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	84	1,680	
4	0300	BOAT DCK W	0	100	20	18	360.00	SF	40.00	40.00	100	2018	2018	3	81	11,664	
6	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2018	2018	3	74	3,996	

LAND DESCRIPTION

TOTAL OB/XF 17,340

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	100	0008	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	90,000.00	90,000.00	225,000							
2	009530	C	POND	100	0008	OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 226,250 Market: 0 Agricultural: 0 Common: 226,250 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

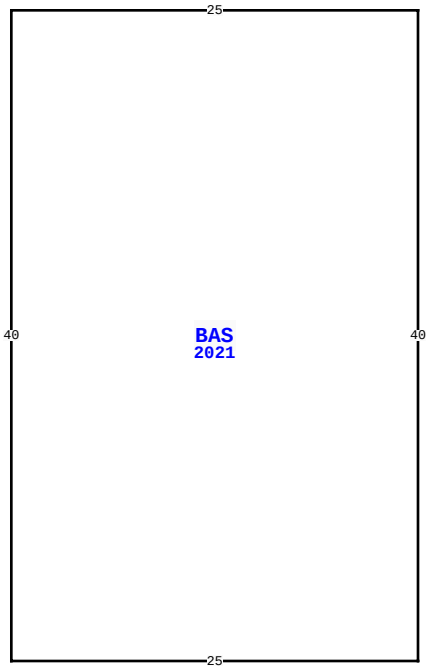
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2021	1,000	21,548
TOTALS	1,000			1,000	21,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,000	59.4000	23.17	23,170	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 100% - 2019 Heated Area: 1000 HX Base Yr 2019



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GRANTEE: HODGES ALAN F						
1921/1879	6/09/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 S40 E25 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 226,250 Market: 0 Agricultural: 0 Common: 226,250 PRINTED 07/09/2026 BY SYS