PT SEC 51-2N-25E
IN OR 2625/1250
PARCEL 1-A

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

**2026**

**51-2N-25-0000-0060-0020**

## BUILDING CHARACTERISTICS

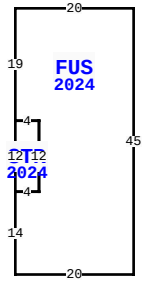
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 8026.00 | |

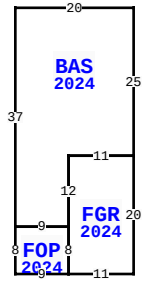
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 608 | 100 | 2024 | 608 | 73,605 |
| FGR | 220 | 55 | 2024 | 121 | 14,648 |
| FOP | 72 | 30 | 2024 | 22 | 2,664 |
| FUS | 852 | 100 | 2024 | 852 | 103,145 |
| STR | 48 | 10 | 2024 | 5 | 605 |
| TOTALS | 1,800 | | | 1,608 | 194,667 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,608 | 115.8720 | 121.67 | 195,645 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 TOWNHOUSE 0% - 2024 Heated Area: 1460 HX Base Yr




45151 ANNIE LAURA ST, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 194,667 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 32,000 |
| TOTAL MARKET VALUE | 226,667 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 226,667 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 226,667 |
| TOTAL JUST VALUE | 226,667 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 218,451 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C# ? | CO'D | | 03/29/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2625/1250 | 3/10/2023 | QC | U | V | 11 | 100 |

GRANTOR: ACCESS AMERICA LLC

GRANTEE: LL PROPERTIES OF HI

## BUILDING NOTES

## BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=40,-55] E20 S45 W20 N14 E4 N12 W4 N19 $
BAS=[YR=2024;ORIG=40,10] E20 S25 W11 S12 W9 N37 $
FGR=[YR=2024;ORIG=49,35] E11 S20 W11 N8 N12 $
FOP=[YR=2024;ORIG=40,47] E9 S8 W9 N8 $
STR=[YR=2024;ORIG=40,-36] E4 S12 W4 N12 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000310 | C | TOWNHOUSE | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 32,000.00 | 32,000.00 | 32,000 | | | | | | | |

REVIEW DATE 07/26/2023 BY KW Total Acres: 0.11 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 07/09/2026 BY SYS