LOT 45 (LESS R/W)
IN OR 811 PG 1628
32620144LA & 32620144LB

HODGES ALDEAN C & ARMINTA L/E/
26229 PEAVINES PLACE
HILLIARD, FL 32046

2023

20-3N-24-2020-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

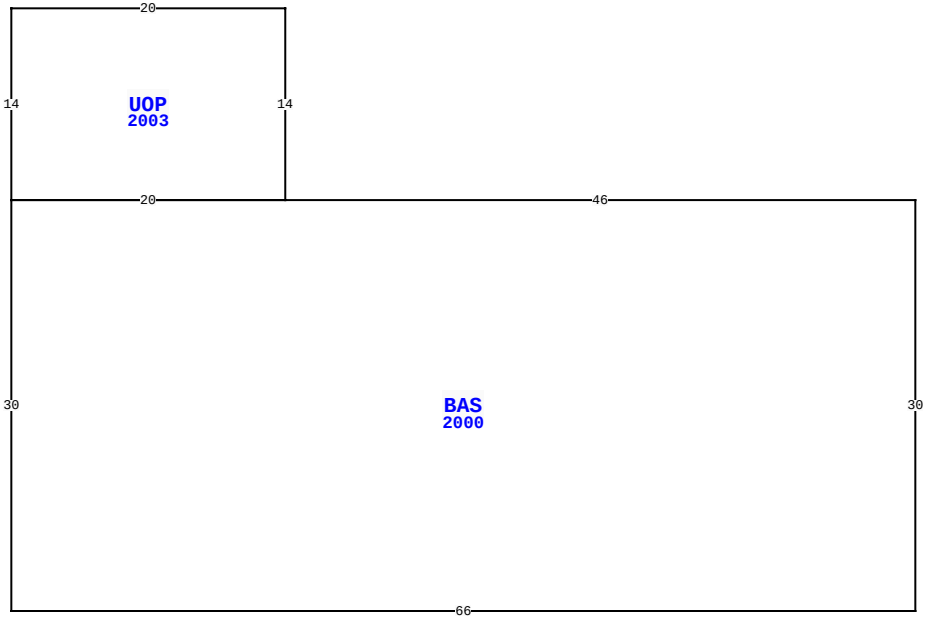
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	124,308
UOP	280	25	70	4,395
TOTALS	2,260		2,050	128,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,050	160.1600	112.11	229,826	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2001 Heated Area: 1980 HX Base Yr 2001



26229 PEAVINES PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		128,703
TOTAL MARKET OB/XF VALUE		26,444
TOTAL LAND VALUE - MARKET		195,300
TOTAL MARKET VALUE		188,975
SOH/AGL Deduction		107,566
ASSESSED VALUE		81,409
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,409
TOTAL JUST VALUE		350,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12767	NEW CONSTR	0	01/04/2004
B0412700	HOUSEMVING	3,500	01/04/2004
B007285	FOUNDATION	2,000	07/01/2000
H003166	MH MOVE-ON	0	06/01/2000
MHU94	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1768	2/01/2023	LE	U	I	11	100
GRANTOR: HODGES ALDEAN COLE &						
GRANTEE: HODGES TRENTON & CO						
0811/1628	10/30/1997	WD	U	I	01	100
GRANTOR: HODGES DEAN C & VILLA						
GRANTEE: HODGES ALDEAN C & A						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	100	5,000	
3	0350	CARPORT WD	0	100	30	23	690.00	SF	13.00	13.00	100	2003	2003	3	22	1,973	
4	0811	CONCRETE B	0	100	0	0	915.00	SF	5.20	5.20	100	2003	2003	3	84	3,997	
5	0681	POLE SHED	0	100	32	28	896.00	SF	15.00	15.00	100	2019	2019	3	93	12,499	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W46 UOP=[YR=2003] N14 W20 S14 E20 $ W20 S30 E66 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 26,444

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	RURAL HOME	100	0004		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	8.70	AC		1.00	1.00	1.00	440.00	440.00	3,828							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	8.70	AC		1.00	1.00	1.00	19,000.00	19,000.00	165,300							

REVIEW DATE 06/04/2020 BY TWA Total Acres: 9.70 Total Land Value: 33,828 Market: 165,300 Agricultural: 3,828 Common: 30,000 PRINTED 08/02/2023 BY SYS