

PT OF LOTS 12 THRU 14 &
S-4 OF LOTS 12 & 13
IN OR 1660/835

PATTERSON PHILLIP & CRYSTAL/PATTERSON JACKIE E SR
26568 WILLIE HODGES RD
HILLIARD, FL 32046

2023

29-3N-24-2020-0012-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 80		
Interior Floor	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		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1,290	115,227
BAS	18	100	18	1,608
BAS	510	100	510	45,555
FGR	1,064	55	585	52,254
FOP	40	30	12	1,072
FOP	56	30	17	1,518
UGR	624	45	281	25,100
TOTALS	3,602		2,713	242,335

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,713	120.3360	108.60	294,632	1958	1980	0	0	0 17.75	82.25
1 SINGLE FAM - 100% - 2010 Heated Area: 1818 HX Base Yr 2010											
26568 WILLIE HODGES RD, HILLIARD											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	05/22/2023
						INC DATE				AG DATE	MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								242, 335				
TOTAL MARKET OB/XF VALUE								11, 393				
TOTAL LAND VALUE - MARKET								181, 800				
TOTAL MARKET VALUE								435, 528				
SOH/AGL Deduction								221, 014				
ASSESSED VALUE								214, 514				
TOTAL EXEMPTION VALUE								HX HB		50, 000		
BASE TAXABLE VALUE								164, 514				
TOTAL JUST VALUE								435, 528				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								326, 755				