PT OF NE1/4 OF SE1/4 OF
SEC 30-3N-24E IN OR 2524/790

SIMPSON JANNA & ARION
26442 WILLIE HODGES RD
HILLIARD, FL 32046

2023

30-3N-24-0000-0007-0030

BUILDING CHARACTERISTICS

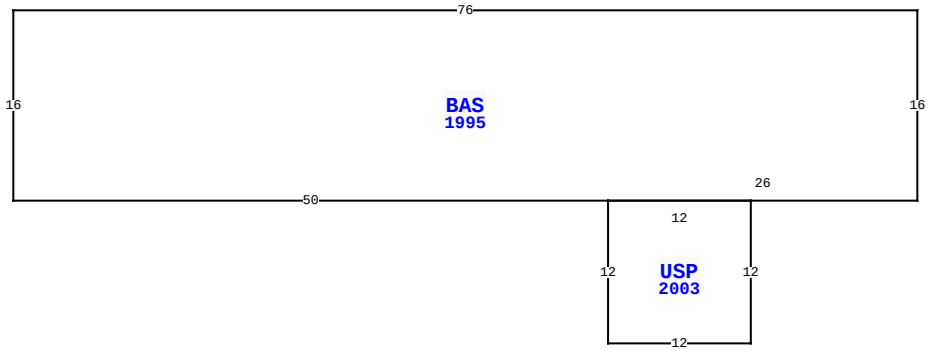
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	106,585
USP	144	50	72	6,311
TOTALS	1,360		1,288	112,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,288	134.6400	94.25	121,394	1995	2017	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



26442 WILLIE HODGES RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	112,896
TOTAL MARKET OB/XF VALUE	778
TOTAL LAND VALUE - MARKET	60,300
TOTAL MARKET VALUE	173,974
SOH/AGL Deduction	23,196
ASSESSED VALUE	150,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,778
TOTAL JUST VALUE	173,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P048357	MH MOVE-ON	0	01/07/2004
MH951002	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0790	12/23/2021	WD	Q	I	01	163,800
GRANTOR: BALLARD HARRY OREN						
GRANTEE: SIMPSON JANNA & ARI						
2342/0085	11/29/2018	QC	U	I	11	100
GRANTOR: BOYETTE VALJEAN & GWE						
GRANTEE: BALLARD HARRY O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S16 E50 USP=[YR=2003] S12 E12 N12 W12 $ E26 N16$.

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
3	0681	POLE SHED	0	0	12	12	144.00	SF	15.00	15.00	100	2003	2003	3	36	778	

LAND DESCRIPTION

TOTAL OB/XF 778

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,300							

REVIEW DATE 04/14/2022 BY TWA Total Acres: 2.01 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 08/02/2023 BY SYS