

PT SEC 30-3N-24E
IN OR 2600/1628 PAR A
UTIL ESMT OR 2293/1101

GROOMS CYNTHIA K L/E/
26495 WILLE HODGES ROAD
HILLIARD, FL 32046

2023

30-3N-24-0000-0007-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,264	100	1,264	113,789
FOP	96	30	29	2,611
FOP	160	30	48	4,321
FST	120	55	66	5,942
TOTALS	1,640		1,407	126,662

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0350	CARPORT WD	0	100	46	23			1,058.00	SF	13.00
3	0681	POLE SHED	0	100	23	12			276.00	SF	15.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,407	113.6720	102.59	144,344	1997	1997	0	0	12.25	87.75
1 SINGLE FAM - 100% - 2023 Heated Area: 1264 HX Base Yr 2023											
26495 WILLIE HODGES RD, HILLIARD											

TOTAL OB/XF 3,579											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		126,662	
TOTAL MARKET OB/XF VALUE		3,579	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		190,241	
SOH/AGL Deduction		0	
ASSESSED VALUE		190,241	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		140,241	
TOTAL JUST VALUE		190,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,955	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973825	NEW CONSTR	61,268	04/01/1997
5522	NEW CONSTR	61,268	02/13/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2600/1628	10/28/2022	FJ	U	I	11	0	
GRANTOR: SPARKMAN GARRY LYNN E							
GRANTEE: GROOMS CYNTHIA K ET							
2598/1243	10/25/2022	FJ	U	I	11	0	
GRANTOR: SPARKMAN GARRY LYNN E							
GRANTEE: GROOMS CYNTHIA K ET							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W12 FOP=[YR=1997] W20 S8 E20 N8\$ S8 W20 S2 FST=[YR=1997] W12 S10 E12 N10\$ S10 W12 S20 E32 FOP=[YR=1997] E12 N8 W12 S8\$ N8 E12 N32\$.											