PT OF SE1/4 OF SE1/4
IN OR 2497/381
R224063 & R224064

SPARKMAN RACHAEL A
26457 WILLIE HODGES ROAD
HILLIARD, FL 32046

2023

30-3N-24-0000-0007-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

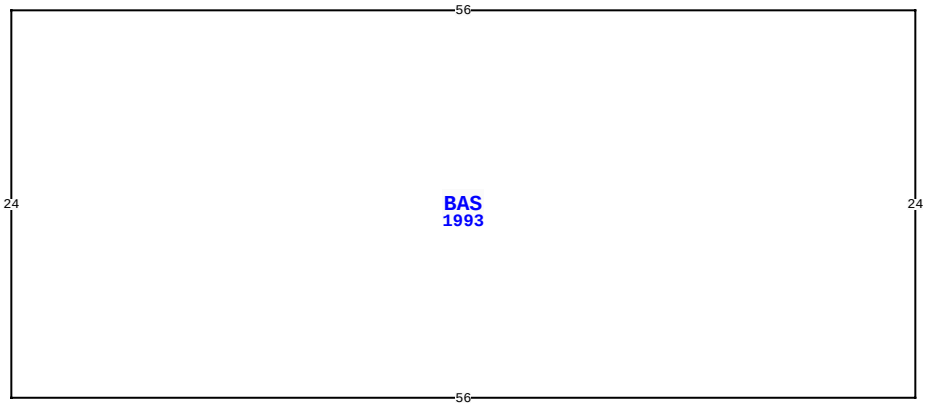
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	32,393
TOTALS	1,344		1,344	32,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	123.6000	80.34	107,977	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1344 HX Base Yr 2022



26457 WILLIE HODGES RD, 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		32,393
TOTAL MARKET OB/XF VALUE		2,010
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		64,403
SOH/AGL Deduction		8,671
ASSESSED VALUE		55,732
TOTAL EXEMPTION VALUE	HX HB	30,732
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		64,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0381	8/21/2021	QC	U	I	11	100
GRANTOR: SPARKMAN MICHAEL G &						
GRANTEE: SPARKMAN RACHAEL A						
0988/0340	5/24/2001	WD	Q	I		36,000
GRANTOR: EDDENFIELD CHARLES L						
GRANTEE: SPARKMAN MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24$.

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	0810	CONCRETE A	0	100	10	29	290.00	SF	6.50	6.50	100	1980	1980	3	35	660	
2	0752	USP	0	100	0	0	120.00	SF	15.00	15.00	100	2013	2013	3	75	1,350	

LAND DESCRIPTION

TOTAL OB/XF 2,010

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS