

CALDWELL CANDICE K & JEREMY S
26139 WILLIE HODGES RD
HILLIARD, FL 32046

30-3N-24-0000-0007-0160

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	09 PINE WOOD 80			
Interior Floo	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	2 100			
Bathrooms	1 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	05 Quality Level 05			
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	1,027	100	1,027	106,450
FOP	96	30	29	3,006
FOP	120	30	36	3,731
TOTALS 1,243 1,092 113,187				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,092	116.6000	105.23	114,911	1948	2018	0	0	0	1.50 98.50

1 SINGLE FAM - 100% - 2023
Heated Area: 1027
HX Base Yr 2023

Diagram showing lot dimensions and area calculations:

Diagram showing lot dimensions and area calculations:

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		113,187	
TOTAL MARKET OB/XF VALUE		1,715	
TOTAL LAND VALUE - MARKET		256,060	
TOTAL MARKET VALUE		370,962	
SOH/AGL Deduction		3,726	
ASSESSED VALUE		367,236	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		317,236	
TOTAL JUST VALUE		370,962	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,266	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2425/1287	1/14/2021	WD	Q	I	01	300,000

GRANTOR: DAVIS DONNIE & LOUISE

GRANTEE: CALDWELL CANDICE K

0896/0216 8/20/1999 WD U V 07 100

GRANTOR: SPANN GARY & ELIZABET

GRANTEE: LANE JOHN & SUSAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FOP=[YR=1993] N8 W12 S8 E12 \$ W20 S17 W3 S13 E3 S8 E10 FOP=[YR=1993] S8 E15 N8 W15 \$ E16 N38 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0005	OR	0.00	0.00	18.29	AC		1.00	1.00	1.00	14,000.00	14,000.00	256,060							

REVIEW DATE 05/20/2020 BY TWA Total Acres: 18.29 Total Land Value: 256,060 Market: 0 Agricultural: 0 Common: 256,060 PRINTED 08/02/2023 BY SYS