

PT OF SE1/4
IN OR 829/464
ESMT OR 2213/1360

CANNON JAMES D & CHERL A
26365 WILLIE HODGES ROAD
HILLIARD, FL 32046

2023

30-3N-24-0000-0007-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		3 100
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
BAS	1,654	100
FOP	152	30
PTO	200	5
TOTALS	2,006	1,710

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,710	110.3000	99.55	170,230	1999	1999	0	0	0	17.25	82.75
1 SINGLE FAM - 100% - 2000												
Heated Area: 1654												
HX Base Yr 2000												
TOTALS 2,006 1,710 140,865												

26365 WILLIE HODGES RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023 MLU

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0940	SHEDS/PORT	0 100	12	18	216.00	SF	30.00	30.00	100	1989	1989

TOTAL OB/XF 1,296

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.95	AC		1.00

REVIEW DATE 01/06/2023 BY WWA Total Acres: 3.95 Total Land Value: 98,750 Market: 0 Agricultural: 0 Common: 98,750 PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		140,865	
TOTAL MARKET OB/XF VALUE		1,296	
TOTAL LAND VALUE - MARKET		98,750	
TOTAL MARKET VALUE		240,911	
SOH/AGL Deduction		119,319	
ASSESSED VALUE		121,592	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		71,592	
TOTAL JUST VALUE		240,911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996394	NEW CONSTR	88,600	08/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0829/0464	4/08/1998	WD Q	Q	V	
GRANTOR: SPANN GARY & ELIZABET					
GRANTEE: CANNON JAMES D & CH					

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BUILDING NOTES					
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BUILDING DIMENSIONS					
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BAS=[YR=1999] W12 PT0=[YR=1999] N10 W20 S10 E20\$ W42 S31 E16
FOP=[YR=1999] S6 E22 N6 W1 N1 W20 S1 W1\$ E1 N1 E20 S1 E17
N31\$.