PT OF NE1/4 OF SE1/4
IN OR 1393/919
1997 EAGL DWMH

BARNES LYNN RAY
26412 WILLIE HODGES ROAD
HILLIARD, FL 32046

2023

30-3N-24-0000-0007-0230

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 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

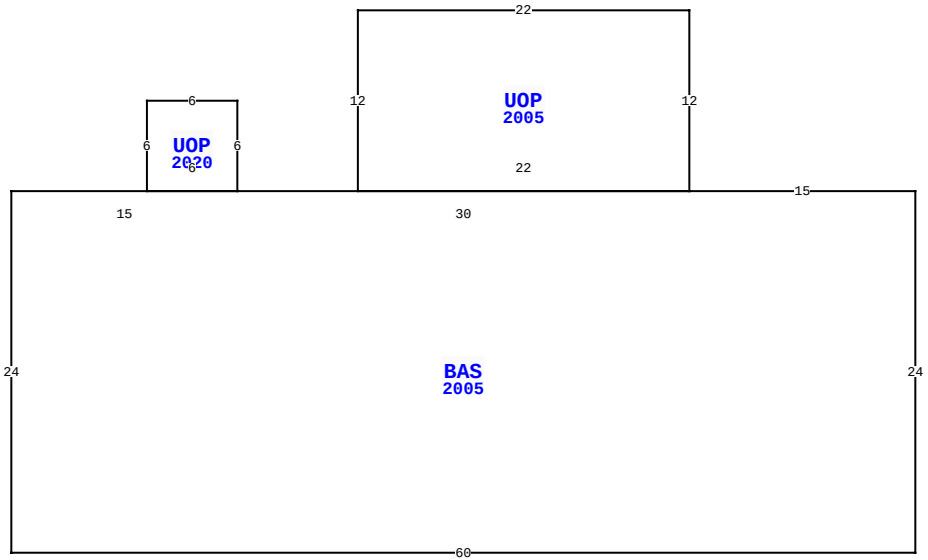
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	51,988
UOP	264	25	66	2,383
UOP	36	25	9	325
TOTALS	1,740		1,515	54,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,515	122.8000	85.96	130,229	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2006 Heated Area: 1440 HX Base Yr 2006



26412 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		54,696
TOTAL MARKET OB/XF VALUE		6,202
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		90,898
SOH/AGL Deduction		37,260
ASSESSED VALUE		53,638
TOTAL EXEMPTION VALUE	HX HB	28,638
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		90,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/1438	1/20/2021	QC	U	I	11	100
GRANTOR: BARRETT SHANNON ELAIN						
GRANTEE: BARNES LYNN RAY						
1393/0919	3/03/2006	WD	U	I	07	100
GRANTOR: THIGPEN WESTON & SUSA						
GRANTEE: BARNES LYNN RAY & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 UOP=[YR=2005] N12 W22 S12 E22$ W30
UOP=[YR=2020] N6 W6 S6 E6$ W15 S24 E60 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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
4	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2001	2001	3	30	864	
5	1242	WD DECK A	0	100	0	0	240.00	SF	10.00	10.00	100	2016	2016	3	78	1,872	
6	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2016	2016	3	97	631	

LAND DESCRIPTION

TOTAL OB/XF 6,202

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	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 08/20/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS