



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

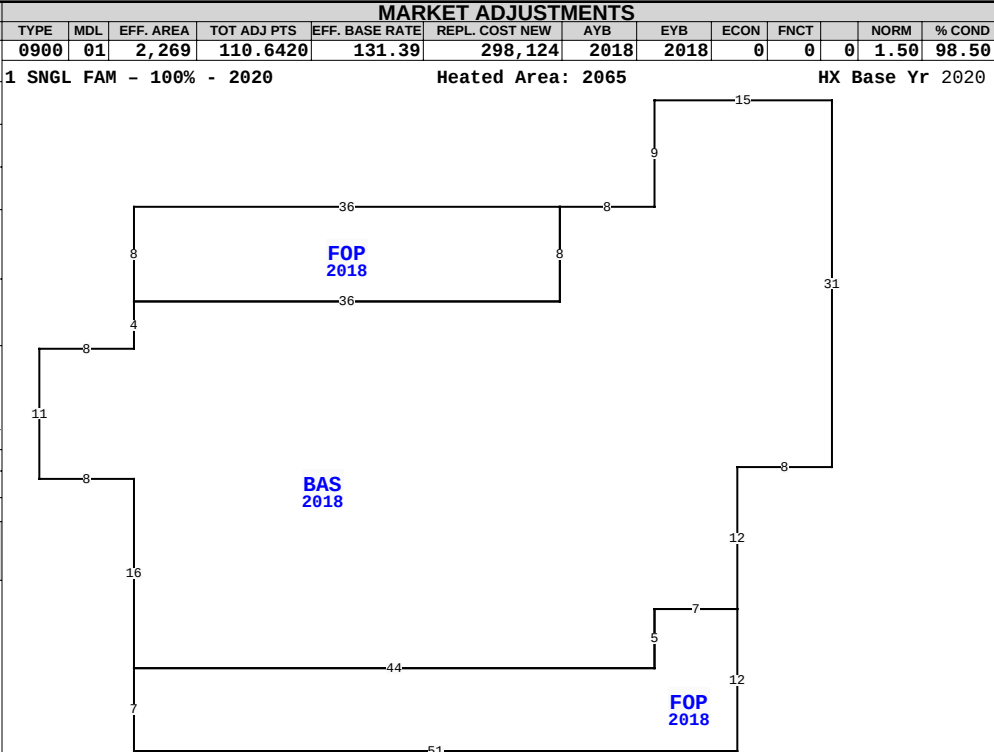
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,065	100	2,065	267,250
FOP	288	30	86	11,131
FOP	392	30	118	15,271

TOTALS	2,745		2,269	293,652
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	807.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	2.00



26353 WILLIE HODGES, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023	MLU
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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		293,652	
TOTAL MARKET OB/XF VALUE		7,577	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		361,229	
SOH/AGL Deduction		126,931	
ASSESSED VALUE		234,298	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		184,298	
TOTAL JUST VALUE		361,229	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,397	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012089	CO ISSUED	0	12/11/2018
18007133	NEW CONSTR	257,131	07/13/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2072/0880	9/19/2016	WD U	V	V	30
GRANTOR: GROOMS CYNTHIA KAREN					
GRANTEE: CROSBY MORGAN GROOM					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W15 S9 W8 FOP=[YR=2018] W36 S8 E36 N8\$ S8 W36 S4 W8 S11 E8 S16 FOP=[YR=2018] S7 E51 N12 W7 S5 W44\$ E44 N5 E7 N12 E8 N31\$.									