PT OF LOT 45 (S-1) (LESS R/W)
PT OR 811/1628
CORNWALL SURVEY

HODGES ALDEAN C & ARMINTA L/E/
26229 PEAVINES PLACE
HILLIARD, FL 32046-5271

2024

20-3N-24-2020-0045-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

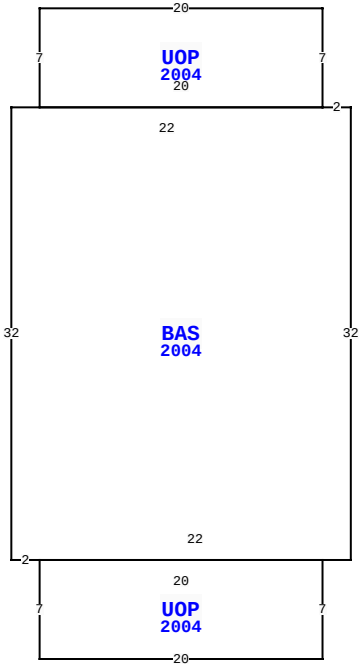
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	768	100	768	67,536
UOP	140	20	28	2,463
UOP	140	20	28	2,463
TOTALS	1,048		824	72,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	824	121.0000	114.95	94,719	1958	1958	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr



26031 PEAVINES PL, 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	72,460
TOTAL MARKET OB/XF VALUE	2,088
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	104,548
SOH/AGL Deduction	8,181
ASSESSED VALUE	96,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,367
TOTAL JUST VALUE	104,548
NCON VALUE	2,088
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1768	2/01/2023	LE	U	I	11	100

GRANTOR: HODGES ALDEAN COLE &

GRANTEE: HODGES TRENTON & CO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 UOP=[YR=2004] N7 W20 S7 E20$ W22 S32 E2
UOP=[YR=2004] S7 E20 N7 W20$ E22 N32$.

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	0680	POLE SHED	0	0	20	12	240.00	SF	10.00	10.00	100	2024	2018		87	2,088	

LAND DESCRIPTION

TOTAL OB/XF 2,088

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	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS