PT OF LOTS 12 THRU 14 &
S-4 OF LOTS 12 & 13
IN OR 1660/835

PATTERSON PHILLIP & CRYSTAL/PATTERSON JACKIE E SR
26568 WILLIE HODGES RD
HILLIARD, FL 32046

2024

29-3N-24-2020-0012-0000

BUILDING CHARACTERISTICS

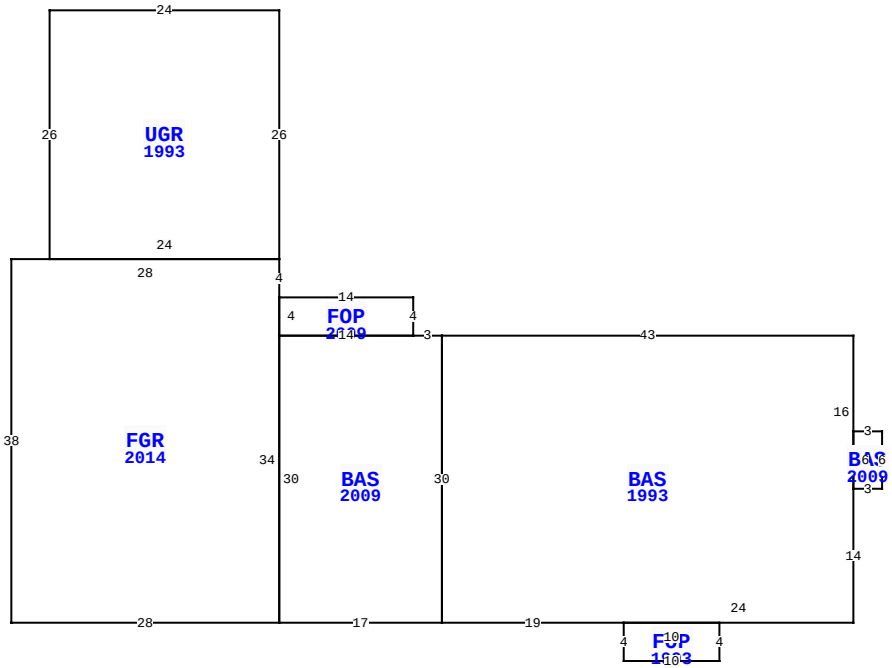
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,290	100	1,290	120,928
BAS	18	100	18	1,688
BAS	510	100	510	47,808
FGR	1,064	55	585	54,839
FOP	40	30	12	1,125
FOP	56	30	17	1,593
UGR	624	45	281	26,342
TOTALS	3,602		2,713	254,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,713	120.3360	114.32	310,150	1958	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1818 HX Base Yr 2010



26568 WILLIE HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		254,323
TOTAL MARKET OB/XF VALUE		11,242
TOTAL LAND VALUE - MARKET		181,800
TOTAL MARKET VALUE		447,365
SOH/AGL Deduction		226,416
ASSESSED VALUE		220,949
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,949
TOTAL JUST VALUE		447,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1660/0835	10/09/2009	WD	U	I	11	100
GRANTOR: BURBANK DAVID M						
GRANTEE: PATTERSON PHILLIP W						
1643/0728	10/09/2009	WD	U	I	38	61,000
GRANTOR: BURBANK DAVID M						
GRANTEE: PATTERSON PHILLIP W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 BAS=[YR=2009] W3 FOP=[YR=2009] N4 W14 FGR=[YR=2014] N4 UGR=[YR=1993] N26 W24 S26 E24$ W28 S38 E28 N34$ S4 E14$ W14 S30 E17 N30$ S30 E19 FOP=[YR=1993] S4 E10 N4 W10$ E24 N14 BAS=[YR=2009] E3 N6 W3 S6$ N16$.

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	0866	POOL FIBER	0	100	32	17	544.00	SF	72.00	72.00	100	1980	1980	3	20	7,834	
2	0845	KOOL DECK	0	100	0	0	640.00	SF	7.25	7.25	100	1980	1980	3	32.5	1,508	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
4	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1985	1985	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,242

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	15.15	AC		1.00	1.00	0.80	15,000.00	12,000.00	181,800							

REVIEW DATE 05/21/2020 BY TWA Total Acres: 15.15 Total Land Value: 181,800 Market: 0 Agricultural: 0 Common: 181,800 PRINTED 08/06/2024 BY SYS