IN OR 667 PG 1092

BENSON DEBORAH P/BENSON JOSEPH E EST
PO BOX 686
HILLIARD, FL 32046

2024

29-3N-24-2020-0014-0030

BUILDING CHARACTERISTICS

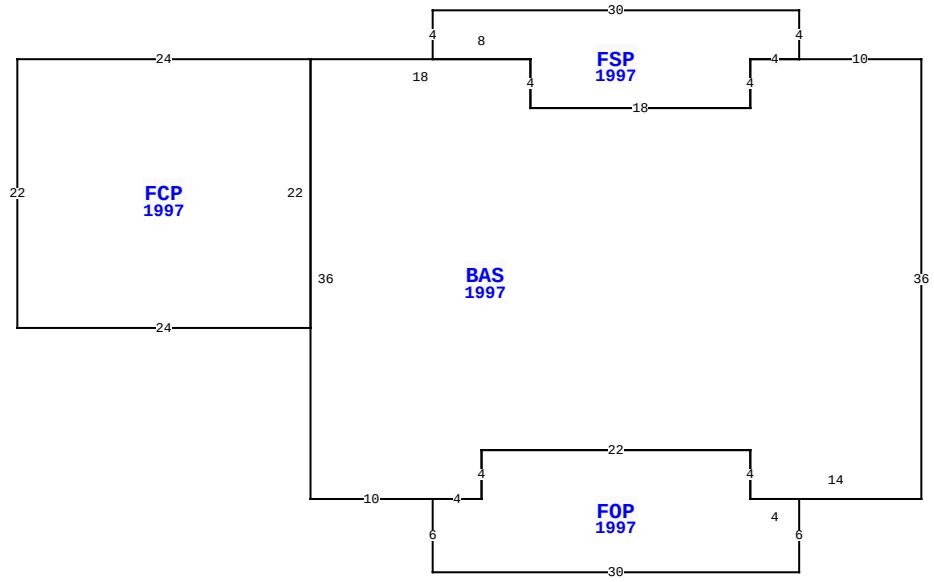
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100	1,640	167,902
FCP	528	25	132	13,514
FOP	268	30	80	8,190
FSP	192	40	77	7,883
TOTALS	2,628		1,929	197,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,929	123.5192	117.34	226,349	1997	1997	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 0 Heated Area: 1640 HX Base Yr



26929 WILLIE HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,061
TOTAL MARKET OB/XF VALUE		16,436
TOTAL LAND VALUE - MARKET		202,900
TOTAL MARKET VALUE		251,864
SOH/AGL Deduction		117,341
ASSESSED VALUE		134,523
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		79,523
TOTAL JUST VALUE		421,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328042	FOUNDATION	0	11/01/2013
B97	NEW CONSTR	95,000	12/23/1997
M972547	H/AC	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0667/1092	9/29/1992	WD	Q	V		32,000

GRANTOR: SISSON GENE & C J

GRANTEE: BENSON JOSEPH E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 FSP=[YR=1997] N4 W30 S4 E8 S4 E18 N4 E4$ W4 S4 W18 N4 W18 FCP=[YR=1997] W24 S22 E24 N22$ S36 E10 FOP=[YR=1997] S6 E30 N6 W4 N4 W22 S4 W4$ E4 N4 E22 S4 E14 N36$.

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	0200	BARN WD 0-	0	100	36	34	1,224.00	SF	20.00	20.00	100	1983	1983	3	20	4,896	
2	0810	CONCRETE A	0	100	0	0	1,990.00	SF	6.50	6.50	100	1990	1990	3	59.5	7,696	
3	0811	CONCRETE B	0	100	40	24	960.00	SF	5.20	5.20	100	1999	1999	3	77	3,844	

LAND DESCRIPTION

TOTAL OB/XF 16,436

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	9.10	AC		1.00	1.00	1.00	370.00	370.00	3,367							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.10	AC		1.00	1.00	1.00	19,000.00	19,000.00	172,900							

REVIEW DATE 05/21/2020 BY TWA Total Acres: 10.10 Total Land Value: 33,367 Market: 172,900 Agricultural: 3,367 Common: 30,000 PRINTED 08/06/2024 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

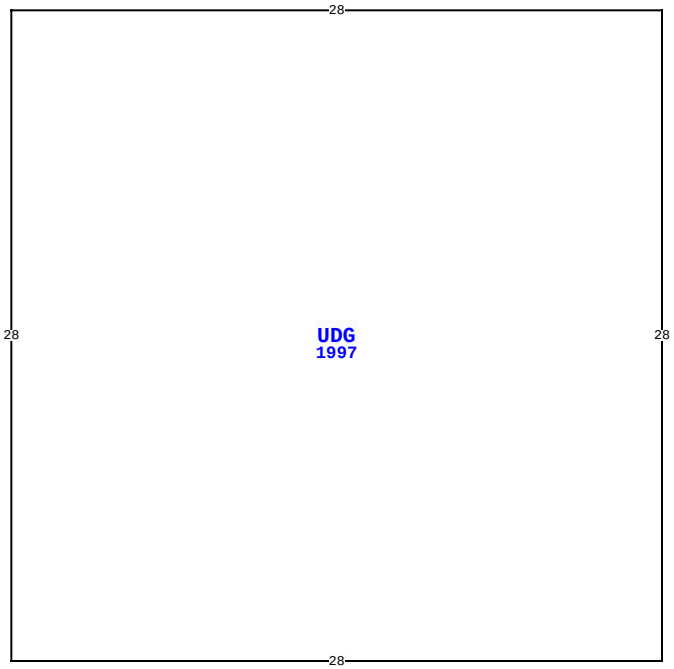
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
UDG	784	55	431	4,571
TOTALS	784		431	4,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	431	56.1000	19.64	8,465	1997	1997	0	0	0	46.00	54.00

2 GARAGE RES – 100% - 0 Heated Area: 0 HX Base Yr



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GRANTOR: SISSON GENE & C J

GRANTEE: BENSON JOSEPH E

BUILDING NOTES

BUILDING DIMENSIONS

UDG=[YR=1997] W28 S28 E28 N28$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/21/2020 BY TWA Total Acres: 10.10 Total Land Value: 33,367 Market: 172,900 Agricultural: 3,367 Common: 30,000 PRINTED 08/06/2024 BY SYS