PT OF LOTS 15,16,17,& 18
(EX PT IN OR 1429/371)
CORNWALL SURVEY S/D OF

TACKLEBERRY EUGENE/
PO BOX 779
HILLIARD, FL 32046

**2024**

**29-3N-24-2020-0017-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 01 | NONE 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 | 02 | Quality Level 02 |

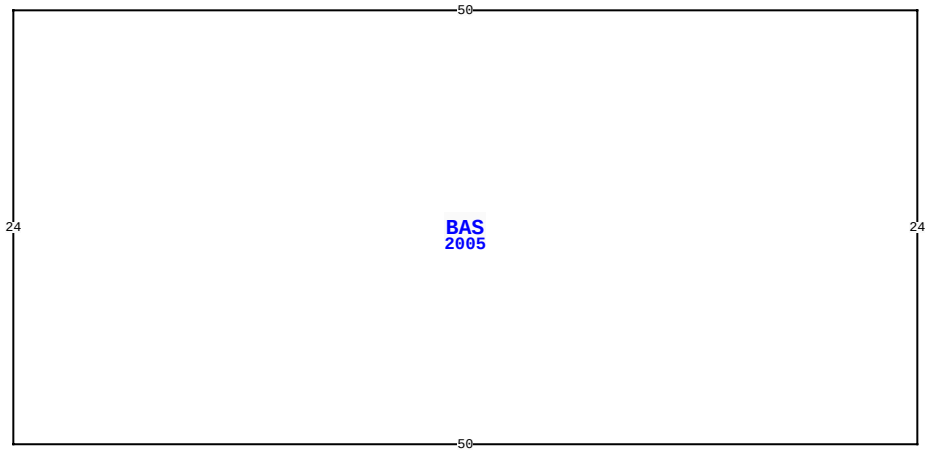
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,200 | 100 | 1,200 | 17,676 |
| TOTALS | 1,200 | | 1,200 | 17,676 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,200 | 70.1400 | 49.10 | 58,920 | 1983 | 1983 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 1200 HX Base Yr




26938 WILLIE HODGES RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 17,676 |
| TOTAL MARKET OB/XF VALUE | 6,120 |
| TOTAL LAND VALUE - MARKET | 171,760 |
| TOTAL MARKET VALUE | 195,556 |
| SOH/AGL Deduction | 62,174 |
| ASSESSED VALUE | 133,382 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 133,382 |
| TOTAL JUST VALUE | 195,556 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 201,327 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH992705 | MH MOVE-ON | 0 | 01/06/1999 |
| MH951018 | MH MOVE-ON | 0 | 08/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 9/08/2016 | CN | U | I | 11 | 100 |
| GRANTOR: SISSON CAROLYN J | | | | | | |
| GRANTEE: TACKLEBERRY EUGENE | | | | | | |
| 0132/0603 | 1/01/1972 | TA | Q | V | | 7,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W50 S24 E50 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0200 | BARN WD 0- | 0 | 0 | 45 | 34 | 1,530.00 | SF | 20.00 | 20.00 | 100 | 1987 | 1987 | 3 | 20 | 6,120 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,120

| 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 | 000102 | C | SFR/MH | 0 | 0005 | OR | 0.00 | 0.00 | 9.04 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 171,760 | | | | | | | |

REVIEW DATE 05/17/2024 BY WWA Total Acres: 9.04 Total Land Value: 171,760 Market: 0 Agricultural: 0 Common: 171,760 PRINTED 08/06/2024 BY SYS