W262.12 FT OF LOT 19 (S-1)
IN OR 1919/1108
CORNWALL SURVEY

NEEDY JEROME R JR & SCARLETT J
26844 WILLIE HOLDGES ROAD
HILLIARD, FL 32046

2024

29-3N-24-2020-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

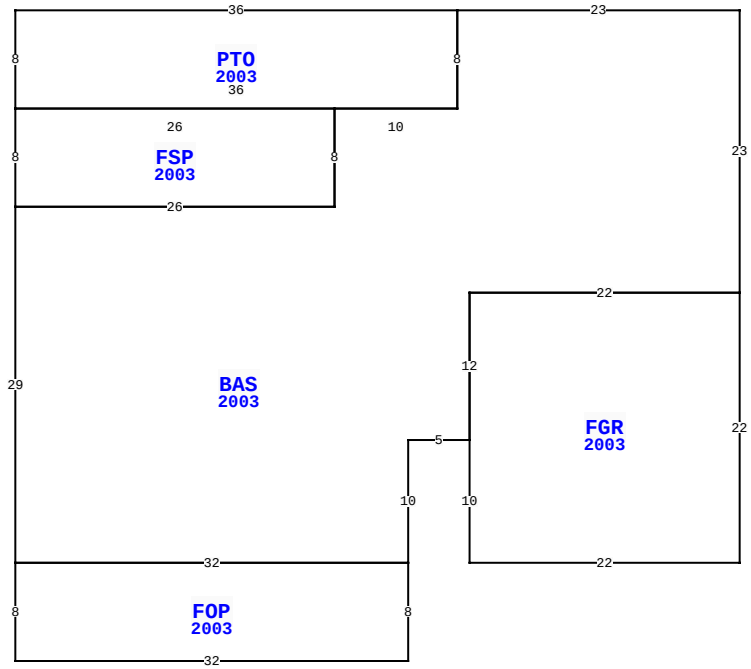
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,625	100	1,625	177,104
FGR	484	55	266	28,991
FOP	256	30	77	8,392
FSP	208	40	83	9,046
PTO	288	5	14	1,526
TOTALS	2,861		2,065	225,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,065	102.5766	128.22	264,774	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 0 Heated Area: 1625 HX Base Yr



26844 WILLIE HODGES RD, 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	225,058
TOTAL MARKET OB/XF VALUE	6,409
TOTAL LAND VALUE - MARKET	59,700
TOTAL MARKET VALUE	291,167
SOH/AGL Deduction	8,848
ASSESSED VALUE	282,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,319
TOTAL JUST VALUE	291,167
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M036652	H/AC	0	01/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1919/1108	5/20/2014	WD	Q	I	01	189,900
GRANTOR: REDFERN JAMES R & TER						
GRANTEE: NEEDY JEROME R JR &						
1383/1437	1/23/2006	WD	Q	I		252,500
GRANTOR: TRAWICK RUSSELL A & C						
GRANTEE: REDFERN JAMES R & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 PTO=[YR=2003] W36 S8 FSP=[YR=2003] S8 E26 N8 W26$ E36 N8$ S8 W10 S8 W26 S29 FOP=[YR=2003] S8 E32 N8 W32$ E32 N10 E5 FGR=[YR=2003] S10 E22 N22 W22 S12$ N12 E22 N23$.

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	0810	CONCRETE A	0	0	26	19	494.00	SF	6.50	6.50	100	2003	2003	3	83	2,665	
2	0810	CONCRETE A	0	0	25	18	450.00	SF	5.53	5.53	100	2003	2003	3	83	2,064	
3	0940	SHEDS/PORT	0	0	20	14	280.00	SF	30.00	30.00	100	2002	2002	3	20	1,680	

LAND DESCRIPTION

TOTAL OB/XF 6,409

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	0005	OR	0.00	0.00	1.99	AC		1.00	1.00	1.00	30,000.00	30,000.00	59,700							

REVIEW DATE 08/30/2019 BY TWA Total Acres: 1.99 Total Land Value: 59,700 Market: 0 Agricultural: 0 Common: 59,700 PRINTED 08/06/2024 BY SYS