PT OF SE1/4 OF SE1/4
IN OR 2497/381
R224063 & R224064

SPARKMAN RACHAEL A
26457 WILLIE HODGES ROAD
HILLIARD, FL 32046

**2024**

**30-3N-24-0000-0007-0080**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

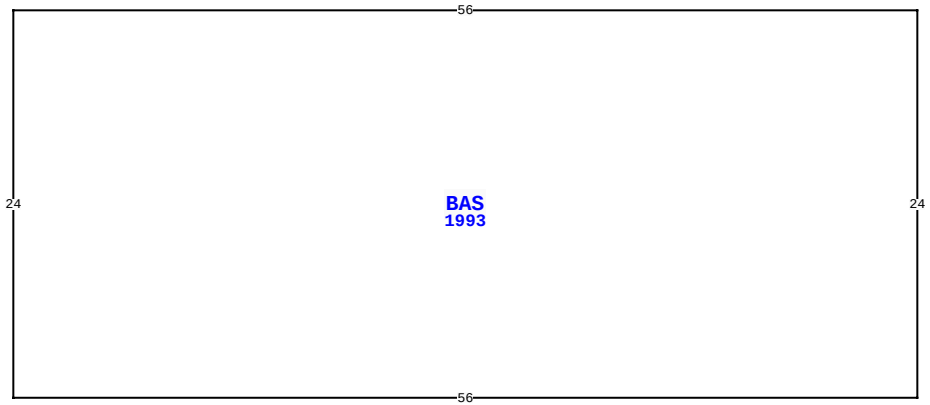
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,344 | 100 | 1,344 | 34,885 |
| TOTALS | 1,344 | | 1,344 | 34,885 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,344 | 123.6000 | 86.52 | 116,283 | 1984 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2022 Heated Area: 1344 HX Base Yr 2022




26457 WILLIE HODGES RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 34,885 |
| TOTAL MARKET OB/XF VALUE | | 1,891 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 66,776 |
| SOH/AGL Deduction | | 9,372 |
| ASSESSED VALUE | | 57,404 |
| TOTAL EXEMPTION VALUE | HX HB | 32,404 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 66,776 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 64,403 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2497/0381 | 8/21/2021 | QC | U | I | 11 | 100 |
| GRANTOR: SPARKMAN MICHAEL G & | | | | | | |
| GRANTEE: SPARKMAN RACHAEL A | | | | | | |
| 0988/0340 | 5/24/2001 | WD | Q | I | | 36,000 |
| GRANTOR: EDDENFIELD CHARLES L | | | | | | |
| GRANTEE: SPARKMAN MICHAEL & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 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 | 0810 | CONCRETE A | 0 | 100 | 10 | 29 | 290.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 613 | |
| 2 | 0752 | USP | 0 | 100 | 0 | 0 | 120.00 | SF | 15.00 | 15.00 | 100 | 2013 | 2013 | 3 | 71 | 1,278 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,891

| 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 | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS