PT OF LOTS 12 13 & 14
IN OR 2246/974
CORNWALL SURVEY

MANGES LARRY L & SELMA M JOINT LVG TRUST/MANGES LA
PO BOX 36
CALLAHAN, FL 32011

2025

29-3N-24-2020-0012-0010

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 80
Interior Floo	14	CARPET 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
Quality	04	Quality Level 04

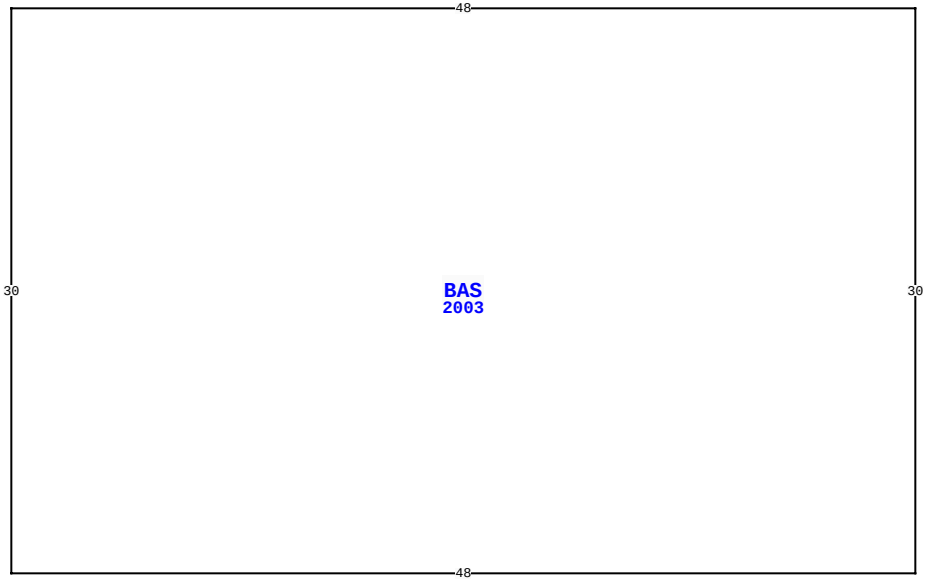
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2003	1,440	77,285
TOTALS	1,440			1,440	77,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	126.2800	107.34	154,570	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1440 HX Base Yr



26820 WILLIE HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	77,285
TOTAL MARKET OB/XF VALUE	1,183
TOTAL LAND VALUE - MARKET	48,750
TOTAL MARKET VALUE	127,218
SOH/AGL Deduction	11,578
ASSESSED VALUE	115,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,640
TOTAL JUST VALUE	127,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034092	MH MOVE-ON	0	01/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0974	12/24/2018	QC	U	I	11	100
GRANTOR: MANGES LARRY & SELMA						
GRANTEE: LARRY L MAGNES & SE						
1844/0798	2/15/2013	WD	U	I	12	100
GRANTOR: COMPASS BANK						
GRANTEE: MANGES LARRY & SELM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S30 E48 N30$.

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	0	0	260.00	SF	6.50	6.50	100	1996	1996	3	70	1,183	

LAND DESCRIPTION

TOTAL OB/XF 1,183

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	000100	C	RES	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	0.50	19,500.00	9,750.00	48,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 48,750 Market: 0 Agricultural: 0 Common: 48,750 PRINTED 07/30/2025 BY SYS