W1/2 OF LOTS 13 14 15 & 16 S
OF R/W
IN OR 1949/1329

ALBRITTON BUCK JAMES & BREA LYN
26677 WILLIE HODGES RD
HILLIARD, FL 32046

2025

29-3N-24-2020-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

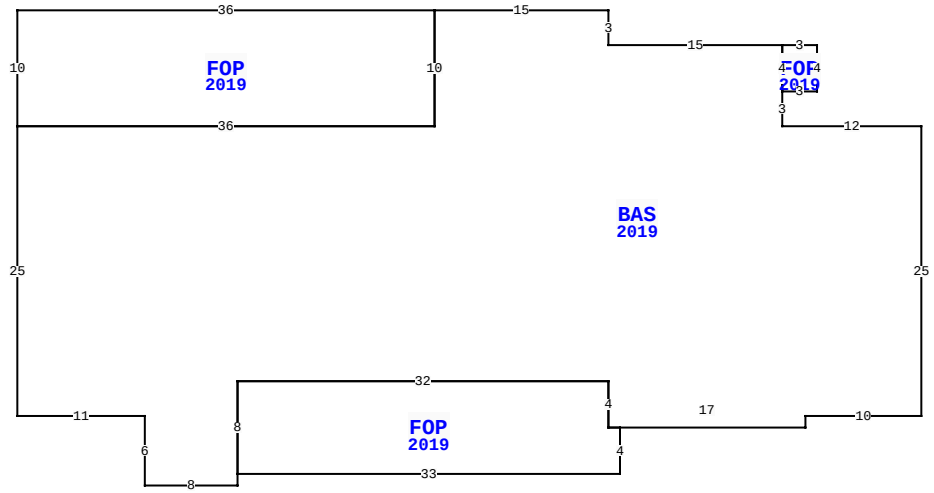
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
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	2,174	100	2019	2,174	282,697
FOP	12	30	2019	4	520
FOP	260	30	2019	78	10,143
FOP	360	30	2019	108	14,044
TOTALS	2,806			2,364	307,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,364	101.0380	133.37	315,287	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 2174 HX Base Yr 2020



26677 WILLIE HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,781
TOTAL MARKET OB/XF VALUE		757
TOTAL LAND VALUE - MARKET		302,520
TOTAL MARKET VALUE		387,862
SOH/AGL Deduction		130,272
ASSESSED VALUE		257,590
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,868
TOTAL JUST VALUE		636,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001710	CO ISSUED	0	02/21/2019
18003023	NEW CONSTR	274,200	04/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1329	11/21/2014	WD	Q	V	01	65,000
GRANTOR: LINTON MICHAEL & TIFF						
GRANTEE: ALBRITTON BUCK JAME						
1723/1515	1/28/2011	WD	Q	V	01	75,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 N3 FOP=[YR=2019] E3 N4 W3 S4$ N4 W15 N3 W15
FOP=[YR=2019] W36 S10 E36 N10$ S10 W36 S25 E11 S6 E8 N1
FOP=[YR=2019] E33 N4 W1 N4 W32 S8$ N8 E32 S4 E17 N1 E10 N25$.

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	30	4	120.00	SF	6.50	6.50	100	2019	2019	3	97	757	

LAND DESCRIPTION

TOTAL OB/XF 757

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	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	17.76	AC		1.00	1.00	1.00	525.00	525.00	9,324							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.76	AC		1.00	1.00	1.00	14,500.00	14,500.00	257,520							

REVIEW DATE 02/06/2019 BY TW Total Acres: 18.76 Total Land Value: 54,324 Market: 257,520 Agricultural: 9,324 Common: 45,000 PRINTED 07/30/2025 BY SYS

W1/2 OF LOTS 13 14 15 & 16 S
OF R/W
IN OR 1949/1329

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2025

29-3N-24-2020-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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

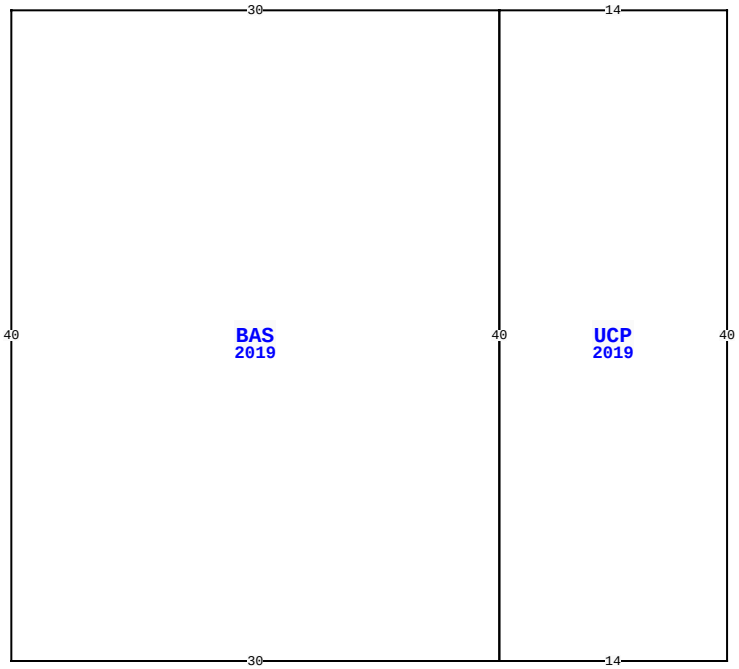
Quality	06	Quality Level 06
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2019	1,200	23,210
UCP	560	20	2019	112	2,166
TOTALS	1,760			1,312	25,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,312	55.0160	20.36	26,712	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



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GRANTOR: LINTON MICHAEL & TIFF						
GRANTEE: ALBRITTON BUCK JAME						
1723/1515	1/28/2011	WD	Q	V	01	75,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W14 BAS=[YR=2019] W30 S40 E30 N40$ S40 E14 N40$.

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

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