PT OF NE1/4 OF SE1/4
IN OR 1593/1308
R235680 & R235679

WILBER LORRAINE M
26366 WILLIE HODGES ROAD
HILLIARD, FL 32046

2025

30-3N-24-0000-0007-0050

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

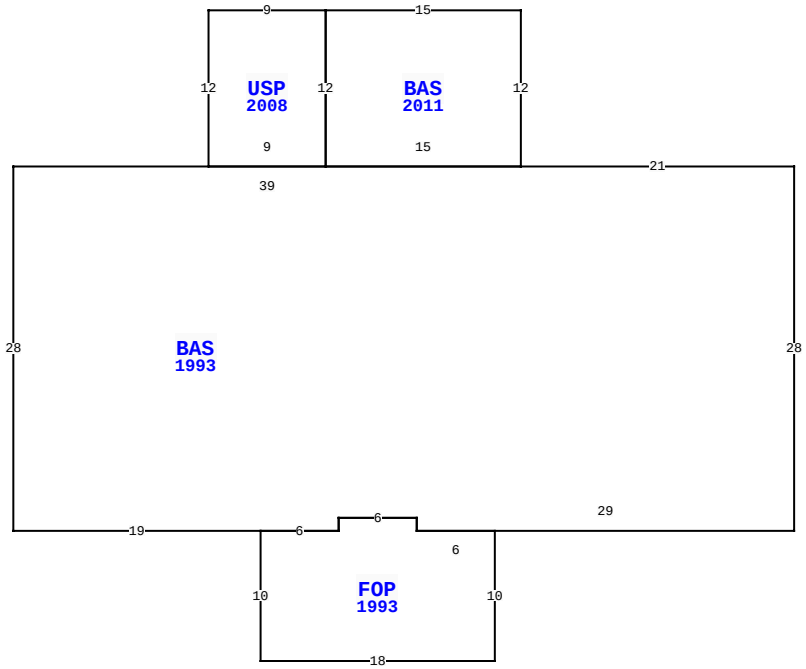
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1993	1,674	49,818
BAS	180	100	2011	180	5,357
FOP	186	30	1993	56	1,667
USP	108	50	2008	54	1,607
TOTALS	2,148			1,964	58,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,964	124.0000	99.20	194,829	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1854 HX Base Yr 2009



26366 WILLIE HODGES RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,449
TOTAL MARKET OB/XF VALUE		13,127
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		139,076
SOH/AGL Deduction		86,988
ASSESSED VALUE		52,088
TOTAL EXEMPTION VALUE	HX HB WX	32,088
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		139,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1593/1308	11/18/2008	WD	Q	I		107,000
GRANTOR: ALTMAN JAMES E & JOAN						
GRANTEE: WILBER ALLEN C & LO						
0921/1420	2/28/2000	WD	U	I	07	1,857
GRANTOR: MURPHY MICHAEL & CARO						
GRANTEE: ALTMAN JAMES & JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 BAS=[YR=2011] N12 W15 USP=[YR=2008] W9 S12 E9 N12$ S12 E15 $ W39 S28 E19 FOP=[YR=1993] S10 E18 N10 W6 N1 W6 S1 W6$ E6N1 E6 S1 E29 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	2005	2005	3	36	648	
3	0681	POLE SHED	0	100	9	22	198.00	SF	15.00	15.00	100	2005	2005	3	36	1,069	
4	0680	POLE SHED	0	100	30	35	1,050.00	SF	10.00	10.00	100	2020	2020	3	90	9,450	

LAND DESCRIPTION

TOTAL OB/XF 13,127

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	100	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS