PT OF SE1/4
IN OR 801 PG 341
PARCELS 7-7 & 7-17

JOHNSON STEPHEN W & MARGARET A
26243 WILLIE HODGES RD
HILLIARD, FL 32046

2025

30-3N-24-0000-0007-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

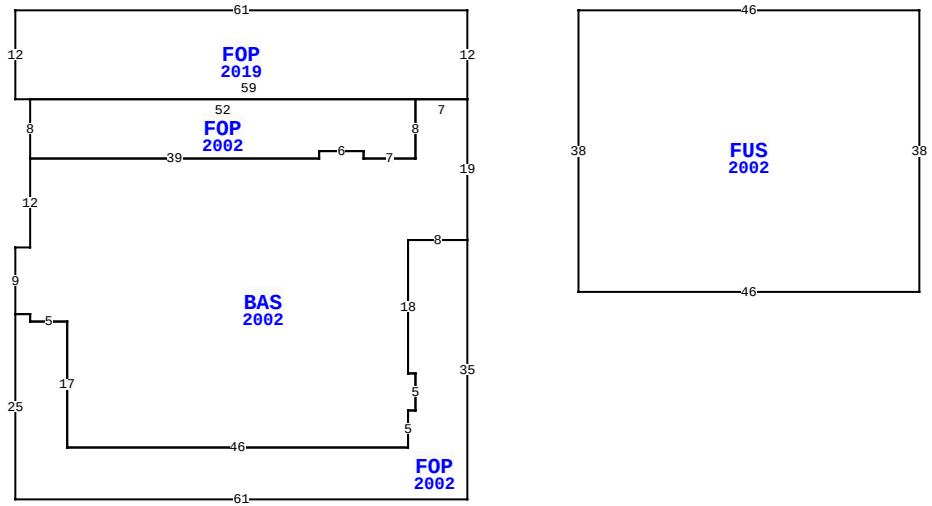
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	2002	2,077	233,280
FOP	410	30	2002	123	13,815
FOP	767	30	2002	230	25,832
FOP	732	30	2019	220	24,709
FUS	1,748	100	2002	1,748	196,328
TOTALS	5,734			4,398	493,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,398	101.9040	134.51	591,575	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1998 Heated Area: 3825 HX Base Yr 1998



26243 WILLIE HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/24/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		521,487
TOTAL MARKET OB/XF VALUE		24,386
TOTAL LAND VALUE - MARKET		399,380
TOTAL MARKET VALUE		598,416
SOH/AGL Deduction		215,268
ASSESSED VALUE		383,148
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		332,426
TOTAL JUST VALUE		945,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		896,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17607	ELEC OTHER	2,000	07/01/2006
B007521	NEW CONSTR	180,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0801/0341	5/28/1997	WD	U	V	07	100
GRANTOR: SPANN GARY & ELIZABET						
GRANTEE: JOHNSON STEPHEN & M						
0794/1396	5/28/1997	WD	Q	V		101,800
GRANTOR: SPANN GARY & ELIZABET						
GRANTEE: JOHNSON STEPHEN & M						

BUILDING NOTES

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	0680	POLE SHED	0	100	24	20	480.00	SF	10.00	10.00	100	1988	1988	3	20	960	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1996	1996	3	20	1,152	
3	0510	GARAGE WD-	0	100	16	16	256.00	SF	26.25	26.25	100	1996	1996	3	23	1,546	
4	0201	BARN WD 10	0	100	72	37	2,664.00	SF	17.00	17.00	100	2001	2001	3	28	12,681	
5	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2001	2001	3	28	1,613	
6	1128	BRICK 12"	0	100	0	0	33.00	SF	14.00	14.00	100	2002	2002	3	94	434	
7	0825	BRICK	0	100	0	0	192.00	SF	12.50	12.50	100	2002	2002	3	94	2,256	
8	0350	CARPORT WD	0	100	72	8	576.00	SF	13.00	13.00	100	2012	2012	3	50	3,744	

BUILDING DIMENSIONS

FOP=[YR=2019] W61 S12 E2 FOP=[YR=2002] S8 BAS=[YR=2002] S12 W2 S9 FOP=[YR=2002] S25 E61 N35 W8 S18 E1 S5 W1 S5 W46 N17 W5 N1 W2$ E2 S1 E5 S17 E46 N5 E1 N5 W1 N18 E8 N19 W7 S8 W7 N1 W6 S1 W39$ E39 N1 E6 S1 E7 N8 W52$ E59 N12$ PTR=E15 FUS=[YR=2002] E46 S38 W46 N38$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 24,386

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	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0			0.00	0.00	18.44	AC		1.00	1.00	1.00	370.00	370.00	6,823							
3	005902	A	HARDWOOD SI	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	190.00	190.00	475							
4	005970	A	AGRICULTURAL	0			0.00	0.00	3.50	AC		1.00	1.00	1.00	70.00	70.00	245							
5	009910	M	MARKET VALUE	0			0.00	0.00	24.44	AC		1.00	1.00	1.00	14,500.00	14,500.00	354,380							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 25.44 Total Land Value: 52,543 Market: 354,380 Agricultural: 7,543 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF SE1/4
IN OR 801 PG 341
PARCELS 7-7 & 7-17

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

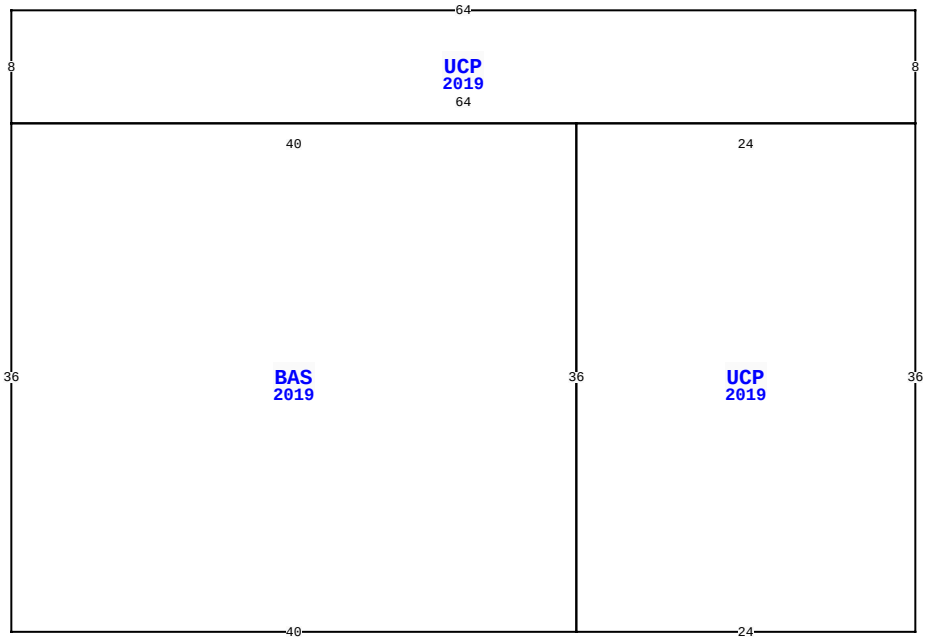
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2019	1,440	23,108
UCP	512	20	2019	102	1,637
UCP	864	20	2019	173	2,777
TOTALS	2,816			1,715	27,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,715	52.9000	19.57	33,563	2010	2010	0	0	0	18.00	82.00

3 GARAGE RES – 100% - 1998 Heated Area: 1440 HX Base Yr 1998



26243 WILLIE HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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0794/1396	5/28/1997	WD	Q	V		101,800
GRANTOR: SPANN GARY & ELIZABET						
GRANTEE: JOHNSON STEPHEN & M						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W64 S8 BAS=[YR=2019] S36 E40 UCP=[YR=2019] E24 N36 W24 S36$ N36 W40$ E64 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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