IN OR 708/265
R622012 & R622013
1/2 HX INT

SHEFFIELD MICHELLE & LESTER L
7617 NW COUNTY RD 229A
STARK, FL 32019

2025

30-3N-24-0000-0007-0100

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
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	03	Quality Level 03

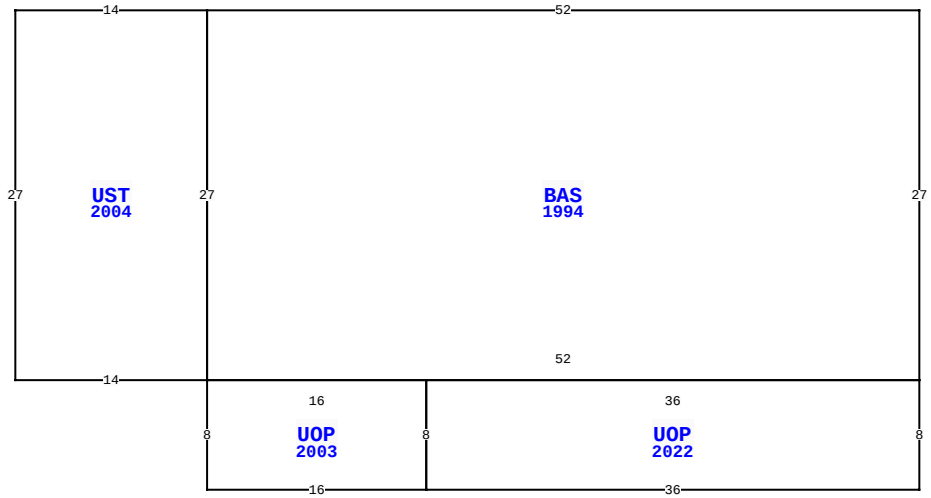
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1994	1,404	42,962
UOP	128	25	2003	32	979
UOP	288	25	2022	72	2,203
UST	378	55	2004	208	6,365
TOTALS	2,198			1,716	52,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,716	120.0000	102.00	175,032	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



26559 WILLIE HODGES RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,510
TOTAL MARKET OB/XF VALUE	1,843
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	99,353
SOH/AGL Deduction	13,307
ASSESSED VALUE	86,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,046
TOTAL JUST VALUE	99,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93158	MH MOVE-ON	19,000	06/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0708/0265	6/29/1994	WD	Q	I	01	100

GRANTOR: SPARKMAN MICHAEL & RO
GRANTEE: SHEFFIELD LESTER &

0446/0334	2/01/1985	FS	U	V		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W52 UST=[YR=2004] W14 S27 E14 N27$ S27 UOP=[YR=2003] S8 E16 UOP=[YR=2022] E36 N8 W36 S8$ N8 W16 $ E52 N27$.

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	27	14	378.00	SF	6.50	6.50	100	1999	1999	3	75	1,843	

LAND DESCRIPTION

TOTAL OB/XF 1,843

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS