PT OF SE1/4 R672791,R672792
IN OR 1892/589
PAR 7-12 & 7-13

HASPEL CHARLES R &/NORMAN LISA LOUISE
26289 WILLIE HODGES RD
HILLIARD, FL 32046

2025

30-3N-24-0000-0007-0120

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

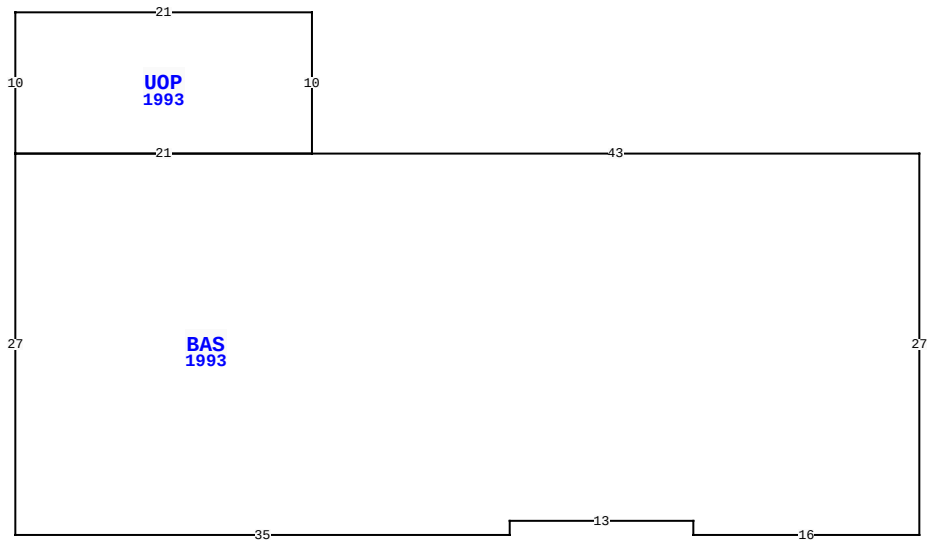
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1993	1,715	60,001
UOP	210	25	1993	52	1,819
TOTALS	1,925			1,767	61,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,767	117.6000	99.96	176,629	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1995 Heated Area: 1715 HX Base Yr 1995



26289 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		61,820
TOTAL MARKET OB/XF VALUE		18,016
TOTAL LAND VALUE - MARKET		100,500
TOTAL MARKET VALUE		180,336
SOH/AGL Deduction		92,618
ASSESSED VALUE		87,718
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,996
TOTAL JUST VALUE		180,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971945	MH MOVE-ON	0	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1892/0589	12/02/2013	QC	U	I	11	100
GRANTOR: HASPEL CHARLES R						
GRANTEE: HASPEL CHARLES R &						
0622/0001	3/19/1991	WD	U	I	07	100
GRANTOR: SPANN MIKE & JANICE						
GRANTEE: HASPEL CHARLES & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 UOP=[YR=1993] N10 W21 S10 E21 $ W21 S27 E35 N1 E13 S1 E16 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1990	1990	3	57	14,227	
3	0810	CONCRETE A	0	100	4	16	64.00	SF	6.50	6.50	100	1994	1994	3	66	275	
4	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	2000	2000	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 18,016

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		OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	30,000.00	30,000.00	100,500							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 3.35 Total Land Value: 100,500 Market: 0 Agricultural: 0 Common: 100,500 PRINTED 07/30/2025 BY SYS