IN OR 1379/666
R567581 & R567582

GROOMS GREGORY R/GROOMS CYNTHIA K
26591 WILLIE HODGES ROAD
HILLIARD, FL 32046

2025

30-3N-24-0000-0007-0150

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 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

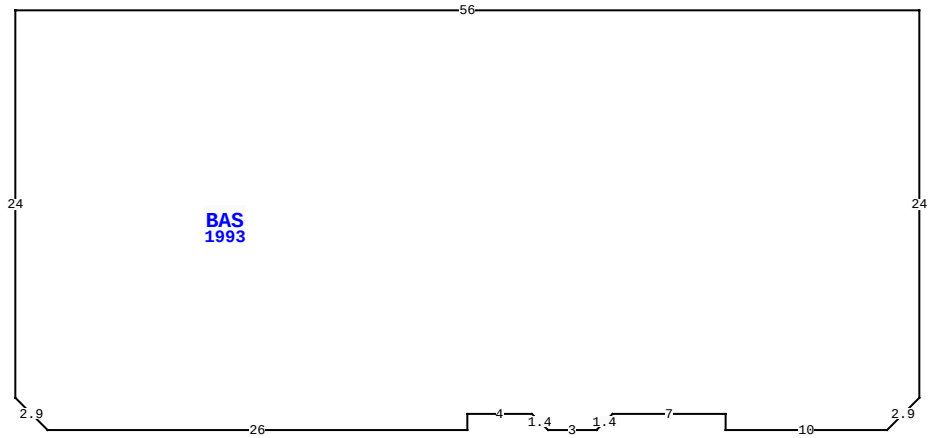
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	40,781
TOTALS	1,440			1,440	40,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	118.0000	94.40	135,936	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 50% - 0 Heated Area: 1440 HX Base Yr



26591 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		40,781
TOTAL MARKET OB/XF VALUE		10,524
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		96,305
SOH/AGL Deduction		56,294
ASSESSED VALUE		40,011
TOTAL EXEMPTION VALUE	HA HAB	18,028
BASE TAXABLE VALUE		21,983
TOTAL JUST VALUE		96,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0666	1/05/2006	WD	Q	I	01	100
GRANTOR: GROOMS GREGORY R & CY						
GRANTEE: GROOMS GREGORY R &						
0655/0711	4/23/1992	WD	Q	V	01	100
GRANTOR: SPARKMAN GARY & K S						
GRANTEE: GROOMS GREGORY & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 R2 D2 E26 N1 E4 D1 R1 E3 U1 R1 E7 S1 E10 U2 R2 N24$.

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	0681	POLE SHED	0	50	32	22	704.00	SF	15.00	15.00	100	1970	1970	3	20	2,112	
2	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
3	0752	USP	0	50	0	0	260.00	SF	15.00	15.00	100	1995	1995	3	20	780	
4	0812	CONCRETE C	0	50	0	0	2,350.00	SF	4.00	4.00	100	1995	1995	3	68	6,392	

LAND DESCRIPTION

TOTAL OB/XF 10,524

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	50		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