PT OF SE1/4
IN OR 829/464
ESMT OR 2213/1360

CANNON JAMES D & CHERL A
26365 WILLIE HODGES ROAD
HILLIARD, FL 32046

2025

30-3N-24-0000-0007-0200

BUILDING CHARACTERISTICS

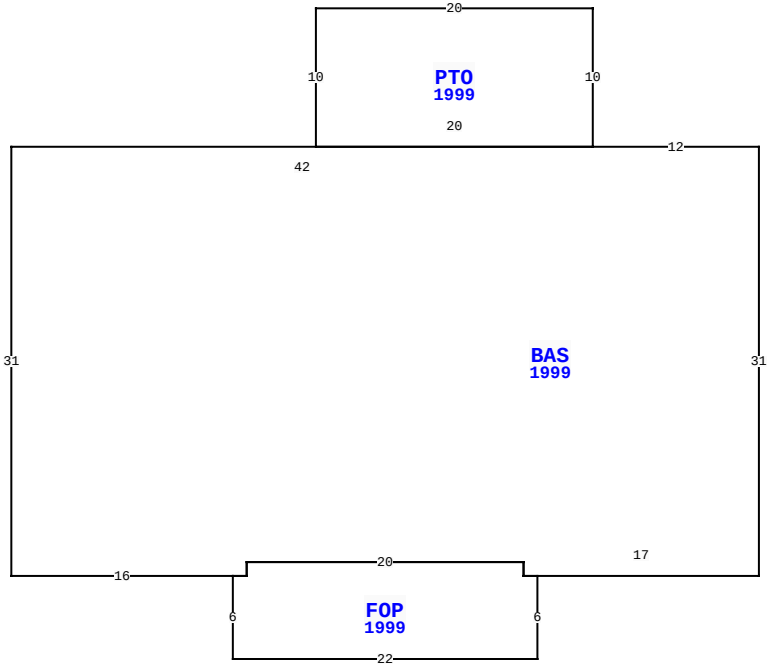
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,654	100	1999	1,654	148,229
FOP	152	30	1999	46	4,123
PTO	200	5	1999	10	896
TOTALS	2,006			1,710	153,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,710	110.3000	110.30	188,613	1999	1999	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1654 HX Base Yr 2000



26365 WILLIE HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		153,248
TOTAL MARKET OB/XF VALUE		1,296
TOTAL LAND VALUE - MARKET		118,500
TOTAL MARKET VALUE		273,044
SOH/AGL Deduction		144,172
ASSESSED VALUE		128,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,150
TOTAL JUST VALUE		273,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996394	NEW CONSTR	88,600	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0829/0464	4/08/1998	WD	Q	V		37,000

GRANTOR: SPANN GARY & ELIZABET

GRANTEE: CANNON JAMES D & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 PTO=[YR=1999] N10 W20 S10 E20$ W42 S31 E16 FOP=[YR=1999] S6 E22 N6 W1 N1 W20 S1 W1$ E1 N1 E20 S1 E17 N31$.

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	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	100	1989	1989	3	20	1,296	

LAND DESCRIPTION

TOTAL OB/XF 1,296

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	3.95	AC		1.00	1.00	1.00	30,000.00	30,000.00	118,500							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 3.95 Total Land Value: 118,500 Market: 0 Agricultural: 0 Common: 118,500 PRINTED 07/30/2025 BY SYS