PT OF NE1/4 OF SE1/4
IN OR 2727/1027

DEMASI ASHLEY & CALEB PAUL
26412 WILLIE HODGES ROAD
HILLIARD, FL 32046

2025

30-3N-24-0000-0007-0230

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

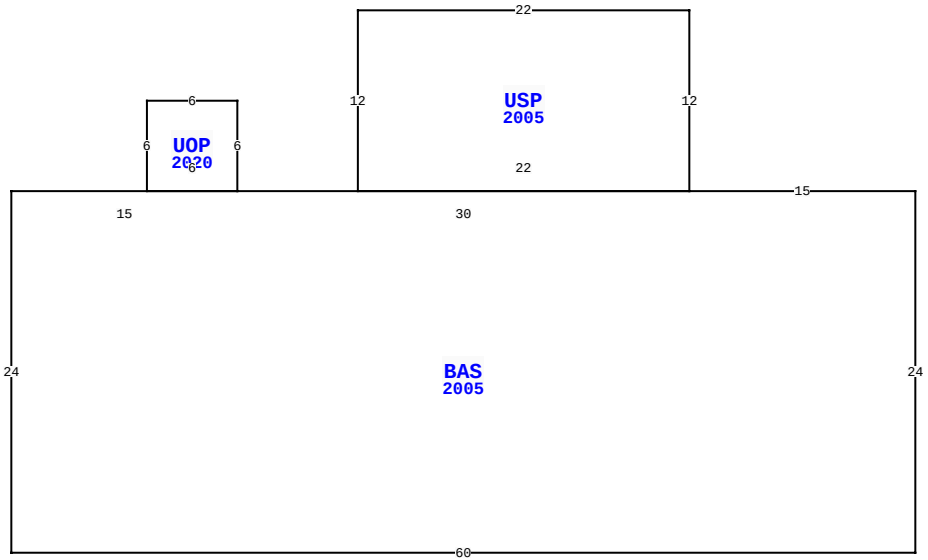
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2005	1,440	140,307
UOP	36	25	2020	9	877
USP	264	50	2005	132	12,861
TOTALS	1,740			1,581	154,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,581	134.8600	114.63	181,230	1997	2017	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 2025 Heated Area: 1440 HX Base Yr



26412 WILLIE HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	154,046
TOTAL MARKET OB/XF VALUE	3,383
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	202,429
SOH/AGL Deduction	0
ASSESSED VALUE	202,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,429
TOTAL JUST VALUE	202,429
NCON VALUE	98,700
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1027	7/23/2024	WD	Q	I	01	215,000
GRANTOR: EVERGREEN HOME BUYERS						
GRANTEE: DEMASI ASHLEY & CAL						
2697/1671	3/01/2024	WD	Q	I	01	125,000
GRANTOR: BARNES LYNN RAY						
GRANTEE: EVERGREEN HOME BUYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W15 W30 W15 S24 E60 N24 $
USP=[YR=2005;ORIG=-15,0] N12 W22 S12 E22 $
UOP=[YR=2020;ORIG=-45,0] N6 W6 S6 E6 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
4	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2016	2016	3	95	618	

LAND DESCRIPTION

TOTAL OB/XF 3,383

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 03/28/2025 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS