

**HODGES ALDEAN C & ARMINTA L/E/
26229 PEAVINES PLACE
HILLIARD, FL 32046**

2026

20-3N-24-2020-0045-0000

BUILDING CHARACTERISTICS																								
ELEMENT	CD																							
Exterior Wall	30	VINYL 100																						
Roof Structur	03	GABLE/HIP 100																						
Roof Cover	12	MODULAR MT 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	14	CARPET 80																						
Interior Floo	08	SHT VINYL 20																						
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																						
BUD8 Adjustme	04	DIST 01 100																						
Quality	06	Quality Level 06																						
DOR CODE	5000	IMPROVED AG																						
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	1,980	100	2000	1,980	114,159																			
UOP	280	25	2003	70	4,036																			
TOTALS		2,260		2,050	118,195																			
EXTRA FEATURES		26229 PEAVINES PL, HILLIARD																						
L N	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	2000	2000	3	81	2,835										
3	0351	CARPORT MT	0 100	30 24	720.00	SF	10.00	10.00	100	2003	2003	3	20	1,440										
5	0351	CARPORT MT	0 100	30 20	600.00	SF	10.00	10.00	100	2019	2019	3	78	4,680										
LAND DESCRIPTION		TOTAL OB/XF 8,955																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	8.70	AC		1.00	1.00	1.00	370.00	370.00	3,219							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.70	AC		1.00	1.00	1.00	19,000.00	19,000.00	165,300							
REVIEW DATE		01/01/2023	BY CD	Total Acres:	9.70	Total Land Value:	22,219	Market:	165,300	Agricultural:	3,219	Common:	19,000	PRINTED 07/09/2026 BY SYS										

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	2,050	160.1600	144.14	295,487	1999	1999	0	0	0 60.00	40.00			
1 M/H 94+ 100% - 2001 Heated Area: 1980 HX Base Yr 2001														
UOP 2003 BAS 2000														
26229 PEAVINES PL, HILLIARD														
		BLD DATE				LGL DATE		05/12/2026		MLU				
		XF DATE				LAND DATE		01/28/2025		KBA				
		INC DATE				AG DATE								

NASSAU COUNTY PROPERTY															PAGE 1 of 2			4
VALUATION SUMMARY																		
VALUATION BY										STANDARD								
Tax Group: 4										Tax Dist:								
BUILDING MARKET VALUE										161,635								
TOTAL MARKET OB/XF VALUE										8,955								
TOTAL LAND VALUE - MARKET										184,300								
TOTAL MARKET VALUE										192,809								
SOH/AGL Deduction										63,613								
ASSESSED VALUE										129,196								
TOTAL EXEMPTION VALUE										HX HB		51,411						
BASE TAXABLE VALUE										77,785								
TOTAL JUST VALUE										354,890								
NCON VALUE										43,440								
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE										385,069								

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