

PT OF LOT 45 (S-1) (LESS R/W)
PT OR 811/1628
CORNWALL SURVEY

HODGES ALDEAN C & ARMINTA L/E/
26229 PEAVINES PLACE
HILLIARD, FL 32046-5271

2026

20-3N-24-2020-0045-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
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	768	100	2004	768	74,156
UOP	140	20	2004	28	2,703
UOP	140	20	2004	28	2,703
TOTALS	1,048			824	79,564

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	824	121.0000	127.05	104,689	1958	1958	0	0	24.00	76.00
1 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr											
20 7 UOP 2004 20 7 20 22 32 BAS 2004 32 22 20 7 UOP 2004 7 20											
BLD DATE								LGL DATE		05/12/2026	
VED DATE								LAND DATE		ML	