

PT OF LOTS 12 THRU 14 &
S-4 OF LOTS 12 & 13
IN OR 1660/835

PATTERSON PHILLIP & CRYSTAL/PATTERSON JACKIE E SR
26568 WILLIE HODGES RD
HILLIARD, FL 32046

2026

29-3N-24-2020-0012-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 80			
Interior Floor	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			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	1,290	100	1993	1,290	132,838
BAS	18	100	2009	18	1,853
BAS	510	100	2009	510	52,518
FGR	1,064	55	2014	585	60,241
FOP	40	30	1993	12	1,236
FOP	56	30	2009	17	1,751
UGR	624	45	1993	281	28,936
TOTALS	3,602			2,713	279,372

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,713	120.3360	126.35	342,788	1958	1980	0	0	0	18.50	81.50
1 SINGLE FAM 100% - 2025 Heated Area: 1818 HX Base Yr												
26568 WILLIE HODGES RD, HILLIARD												
				BLD DATE				LGL DATE		05/12/2026 MLU		
				XF DATE				LAND DATE				
								AG DATE				

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
D	VALUATION BY						STANDARD						
0	Tax Group: 4						Tax Dist:						
	BUILDING MARKET VALUE						279,372						
	TOTAL MARKET OB/XF VALUE						35,900						
	TOTAL LAND VALUE - MARKET						206,040						
	TOTAL MARKET VALUE						521,312						
	SOH/AGL Deduction						42,848						
	ASSESSED VALUE						478,464						
	TOTAL EXEMPTION VALUE						13	478,464					
	BASE TAXABLE VALUE						0						
	TOTAL JUST VALUE						521,312						
	NCON VALUE						0						
	INCOME VALUE												
	PREVIOUS YEAR MKT VALUE						465,885						