PT OF LOTS 12 & 13 (EX 12-4)
IN OR 2269/370
RP 305

PATTERSON PHILLIP & CRYSTAL/PATTERSON JACKIE E SR
85397 CREWS RD
FERNANDINA BEACH, FL 32034

2026

29-3N-24-2020-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

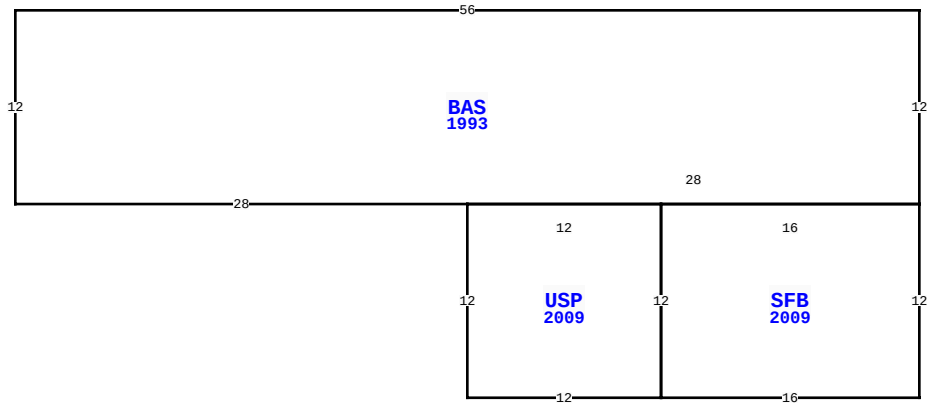
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	12,338
SFB	192	80	2009	154	2,828
USP	144	50	2009	72	1,322
TOTALS	1,008			898	16,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	898	72.0000	61.20	54,958	1970	1970	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 826 HX Base Yr



26544 WILLIE HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,487
TOTAL MARKET OB/XF VALUE	563
TOTAL LAND VALUE - MARKET	33,600
TOTAL MARKET VALUE	50,650
SOH/AGL Deduction	9,211
ASSESSED VALUE	41,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,439
TOTAL JUST VALUE	50,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/0370	4/09/2019	QC	U	I	11	100
GRANTOR: HOLCOMB SUSAN HEIR OF						
GRANTEE: PATTERSON PHILLIP W						
0395/0001	7/13/1983	QC	U	I		100
GRANTOR: STOKES LESTER H						
GRANTEE: STOKES IDA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E28 USP=[YR=2009] S12 E12
SFB=[YR=2009] E16 N12 W16 S12$ N12 W12$ E28 N12$.

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	0	14	10	140.00	SF	20.10	20.10	100	1985	1985	3	20	563	

LAND DESCRIPTION

TOTAL OB/XF 563

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	0005	OR	0.00	0.00	0.84	AC		1.00	1.00	1.00	40,000.00	40,000.00	33,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.84 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 07/09/2026 BY SYS