

W1/2 OF LOTS 13 14 15 & 16 S
OF R/W
IN OR 1949/1329

ALBRITTON BUCK JAMES & BREA LYN
26677 WILLIE HODGES RD
HILLIARD, FL 32046

2026

29-3N-24-2020-0013-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	11	BD/BTN AVG 90			
Exterior Wall	21	STONE 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units	0	0 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		5500	TIMBERLAND 80-89		
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	2,174	100	2019	2,174	296,157
FOP	12	30	2019	4	545
FOP	260	30	2019	78	10,625
FOP	360	30	2019	108	14,713
TOTALS	2,806			2,364	322,040

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,364	101.0380	140.44	332,000	2019	2019	0	0	0	3.00	97.00	
1 SNGL FAM 100% - 2020 Heated Area: 2174 HX Base Yr 2020													

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				348,507			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				243,880			
TOTAL MARKET VALUE				370,920			
SOH/AGL Deduction				106,538			
ASSESSED VALUE				264,382			
TOTAL EXEMPTION VALUE			HX HB		51,411		
BASE TAXABLE VALUE				212,971			
TOTAL JUST VALUE				592,387			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				636,058			

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