PT OF LOT 18 IN OR 2840/1687
CORNWALL SURVEY S/D OF
SEC 29-3N-24E PBK O/31

BAUMCRATZ CRAIG W & ANGELA D
26850 WILLIE HODGES RD
HILLIARD, FL 32046

2026

29-3N-24-2020-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

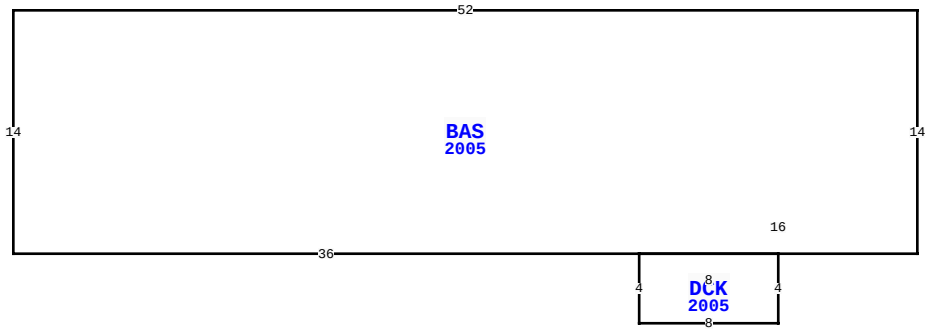
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	728	100	2005	728	22,314
DCK	32	15	2005	5	153
TOTALS	760			733	22,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	733	120.2000	102.17	74,891	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 728 HX Base Yr



26866 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	22,467
TOTAL MARKET OB/XF VALUE	1,620
TOTAL LAND VALUE - MARKET	125,790
TOTAL MARKET VALUE	149,877
SOH/AGL Deduction	0
ASSESSED VALUE	149,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,877
TOTAL JUST VALUE	149,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2840/1687	12/31/2025	WD	Q	I	01	167,000
GRANTOR: CARNLEY JOHNNY RICHAR						
GRANTEE: BAUMCRATZ CRAIG W &						
1960/1446	2/03/2015	QC	U	I	11	100
GRANTOR: SISSON CAROLYN						
GRANTEE: CARNLEY JOHNNY RICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W52 S14 E36 DCK=[YR=2005] S4 E8 N4 W8$ E16 N14$.

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	0681	POLE SHED	0	0	11	8	88.00	SF	15.00	15.00	100	2007	2007	3	40	528	
2	0300	BOAT DCK W	0	0	20	8	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	
3	1242	WD DECK A	0	0	11	8	88.00	SF	7.50	7.50	100	1995	1995	3	20	132	

LAND DESCRIPTION

TOTAL OB/XF 1,620

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	5.99	AC		1.00	1.00	1.00	21,000.00	21,000.00	125,790							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.99 Total Land Value: 125,790 Market: 0 Agricultural: 0 Common: 125,790 PRINTED 07/09/2026 BY SYS