PT OF NE1/4 OF SE1/4
IN OR 2393/446

PATTERSON PHILLIP W
26528 WILLIE HODGES ROAD
HILLIARD, FL 32046

2026

30-3N-24-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

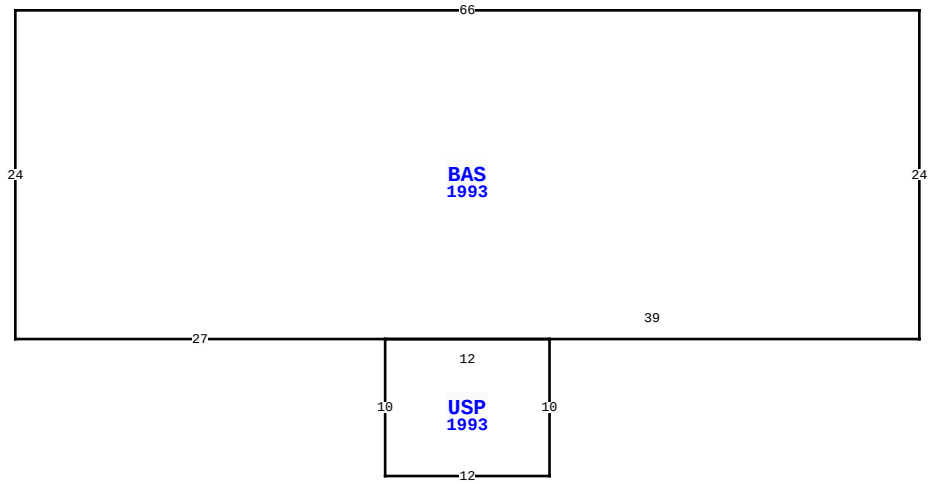
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1993	1,584	13,331
USP	120	50	1993	60	505
TOTALS	1,704			1,644	13,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,644	49.5000	42.08	69,180	1974	1974	0	0	25	70.00	20.00

1 M/H 93- 0% - 0 Heated Area: 1584 HX Base Yr



26486 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	20,647
TOTAL MARKET OB/XF VALUE	6,490
TOTAL LAND VALUE - MARKET	50,694
TOTAL MARKET VALUE	77,831
SOH/AGL Deduction	0
ASSESSED VALUE	77,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,831
TOTAL JUST VALUE	77,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/0446	8/18/2020	WD	Q	I	01	45,000
GRANTOR: MEZIERE GARY & TIMOTH						
GRANTEE: PATTERSON PHILLIP W						
1846/0444	3/18/2013	QC	U	I	11	100
GRANTOR: MEZIERE MATTHEW G						
GRANTEE: MEZIERE GARY & TIMO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S24 E27 USP=[YR=1993] S10 E12 N10 W12 $ E39 N24$.

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	0680	POLE SHED	0	0	32	26	832.00	SF	10.00	10.00	100	2017	2017	3	78	6,490	

LAND DESCRIPTION

TOTAL OB/XF 6,490

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		OR	0.00	0.00	2.13	AC		1.00	1.00	0.70	34,000.00	23,800.00	50,694							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 2.13 Total Land Value: 50,694 Market: 0 Agricultural: 0 Common: 50,694 PRINTED 07/09/2026 BY SYS

PT OF NE1/4 OF SE1/4
IN OR 2393/446

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HILLIARD, FL 32046

2026

30-3N-24-0000-0007-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

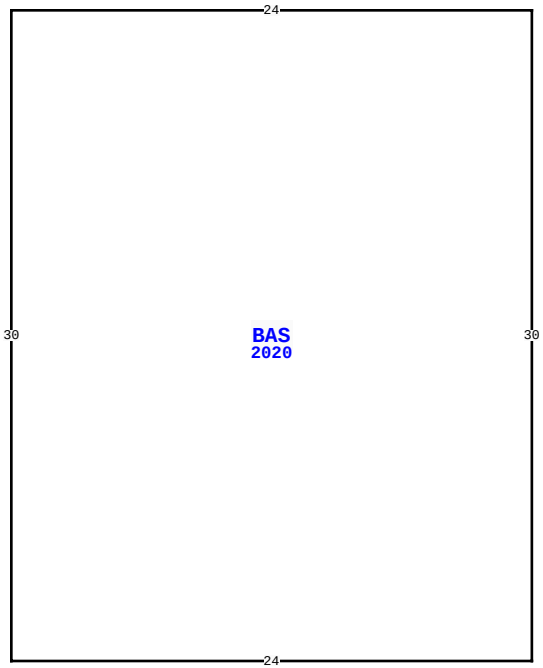
Quality	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	6,811
TOTALS	720			720	6,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	48.5100	18.92	13,622	1974	1974	0	0	0	50.00	50.00

2 GARAGE RES 0% - 0 Heated Area: 720 HX Base Yr



26486 WILLIE HODGES RD, HILLIARD

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XF DATE		LAND DATE	05/12/2026 MLU
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: MEZIERE GARY & TIMOTH						
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1846/0444	3/18/2013	QC	U	I	11	100
GRANTOR: MEZIERE MATTHEW G						
GRANTEE: MEZIERE GARY & TIMO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 E24 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY WWA Total Acres: 2.13 Total Land Value: 50,694 Market: 0 Agricultural: 0 Common: 50,694 PRINTED 07/09/2026 BY SYS