PT SEC 30-3N-24E
IN OR 2600/1628 PAR A
UTIL ESMT OR 2293/1101

GROOMS CYNTHIA K L/E/
26495 WILLE HODGES ROAD
HILLIARD, FL 32046

2026

30-3N-24-0000-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

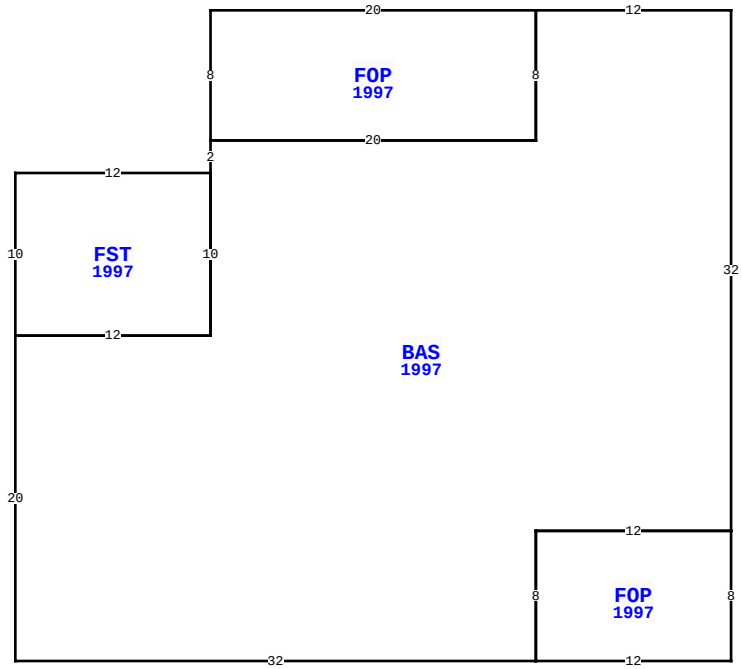
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1997	1,264	130,126
FOP	96	30	1997	29	2,985
FOP	160	30	1997	48	4,941
FST	120	55	1997	66	6,795
TOTALS	1,640			1,407	144,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	113.6720	119.36	167,940	1997	1997	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 2023 Heated Area: 1264 HX Base Yr 2023



26495 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		144,848
TOTAL MARKET OB/XF VALUE		3,579
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		216,427
SOH/AGL Deduction		9,353
ASSESSED VALUE		207,074
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,663
TOTAL JUST VALUE		216,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973825	NEW CONSTR	61,268	04/01/1997
5522	NEW CONSTR	61,268	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2674/931	10/16/2023	QC	U	I	11	100
GRANTOR: SPARKMAN MICHAEL G						
GRANTEE: GROOMS CYNTHIA K						
2669/446	9/12/2023	QC	U	I	11	100
GRANTOR: SPARKMAN MICHAEL G						
GRANTEE: GROOMS CYNTHIA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 FOP=[YR=1997] W20 S8 E20 N8$ S8 W20 S2
FST=[YR=1997] W12 S10 E12 N10$ S10 W12 S20 E32 FOP=[YR=1997]
E12 N8 W12 S8$ N8 E12 N32$.

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	0350	CARPORT WD	0	100	46	23	1,058.00	SF	13.00	13.00	100	1982	1982	3	20	2,751	
2	0681	POLE SHED	0	100	23	12	276.00	SF	15.00	15.00	100	1992	1992	3	20	828	

LAND DESCRIPTION

TOTAL OB/XF 3,579

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	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS