

NORMAN FRED C & LISA HASPEL/HASPEL CHARLES RAY
26341 WILLIE HODGES RD
HILLIARD, FL 32046

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		30	VINYL 100		0800	02	1,216	128.4800	115.63	140,606	2022	2022		0	0	0	3.00	97.00	VALUATION BY																			
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 100% - 2023														Heated Area: 1216										HX Base Yr 2023									
Roof Cover		03	COMP SHNGL 100		76 16 BAS 2022 76 16														Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100																BUILDING MARKET VALUE										136,388									
Interior Floo		13	LVT/LAMNT 60																TOTAL MARKET OB/XF VALUE										6,984									
Interior Floo		14	CARPET 40																TOTAL LAND VALUE - MARKET										40,000									
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE										183,372									
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction										86,495									
Bedrooms			3 100																ASSESSED VALUE										96,877									
Bathrooms			2 100																TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE										45,466									
Stories		1.	1. 100																TOTAL JUST VALUE										183,372									
Units			0 100		NCON VALUE										0																							
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																																	
					PREVIOUS YEAR MKT VALUE										182,627																							
Quality		04	Quality Level 04																																			
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	1,216	100	2022	1,216	136,388																																	