PT OF SE1/4
IN OR 2425/1287
PARCELS 7-16 & 7-18

CALDWELL CANDICE K & JEREMY S
26139 WILLIE HODGES RD
HILLIARD, FL 32046

2026

30-3N-24-0000-0007-0160

BUILDING CHARACTERISTICS

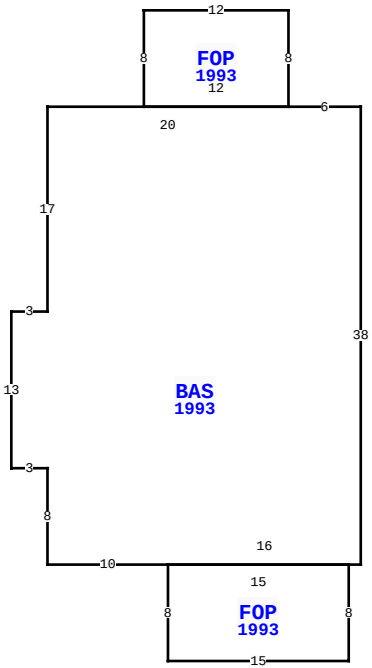
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,027	100	1993	1,027	121,964
FOP	96	30	1993	29	3,444
FOP	120	30	1993	36	4,275
TOTALS	1,243			1,092	129,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,092	116.6000	122.43	133,694	1948	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1027 HX Base Yr 2023



26139 WILLIE HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		129,683
TOTAL MARKET OB/XF VALUE		9,702
TOTAL LAND VALUE - MARKET		237,770
TOTAL MARKET VALUE		377,155
SOH/AGL Deduction		0
ASSESSED VALUE		377,155
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,744
TOTAL JUST VALUE		377,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/1287	1/14/2021	WD	Q	I	01	300,000
GRANTOR: DAVIS DONNIE & LOUISE						
GRANTEE: CALDWELL CANDICE K						
0896/0216	8/20/1999	WD	U	V	07	100
GRANTOR: SPANN GARY & ELIZABET						
GRANTEE: LANE JOHN & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FOP=[YR=1993] N8 W12 S8 E12 $ W20 S17 W3 S13 E3 S8 E10 FOP=[YR=1993] S8 E15 N8 W15 $ E16 N38 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0680	POLE SHED	0	100	30	28	840.00	SF	10.00	10.00	100	2026	2024		98	8,232	

LAND DESCRIPTION

TOTAL OB/XF 9,702

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	18.29	AC		1.00	1.00	1.00	13,000.00	13,000.00	237,770							

REVIEW DATE 01/01/2023 BY CD Total Acres: 18.29 Total Land Value: 237,770 Market: 0 Agricultural: 0 Common: 237,770 PRINTED 07/09/2026 BY SYS