

JOHNSON NICHOLAS B & MAYKAYLA
26169 WILLIE HODGES RD
HILLIARD, FL 32046

30-3N-24-0000-0007-0210

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	20	FACE BRICK 60	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD											
Exterior Wall	30	VINYL 40	1	SNGL FAM	100%	- 2021	Heated Area: 3553	HX Base Yr 2021									Tax Group: 4	Tax Dist:											
Roof Structur	08	IRREGULAR 100															BUILDING MARKET VALUE	566,466											
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE	46,874											
Interior Wall	05	DRYWALL 80															TOTAL LAND VALUE - MARKET	119,910											
Interior Wall	06	CUST PANEL 20															TOTAL MARKET VALUE	733,250											
Interior Floo	12	HARDWOOD 50															SOH/AGL Deduction	211,951											
Interior Floo	14	CARPET 50															ASSESSED VALUE	521,299											
Air Condition	03	CENTRAL 100															TOTAL EXEMPTION VALUE	HX HB 51,411											
Heating Type	04	AIR DUCTED 100															BASE TAXABLE VALUE	469,888											
Bedrooms		5 100															TOTAL JUST VALUE	733,250											
Bathrooms		3.5 100															NCON VALUE	0											
Frame	02	WOOD FRAME 100															INCOME VALUE												
Stories	2.	2. 100															PREVIOUS YEAR MKT VALUE	667,586											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	9001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,212	100	1998	2,212	280,452																								
BAS	117	100	2008	117	14,834																								
FOP	273	30	1998	82	10,396																								
FOP	279	30	1998	84	10,650																								
FUS	1,224	100	1998	1,224	155,186																								
UOP	30	20	2008	6	761																								
TOTALS	4,135			3,725	472,280																								
EXTRA FEATURES										26169 WILLIE HODGES RD, HILLIARD																			
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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765														
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1998	1998	04	85	42,500														
4	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00	100	2003	2003	3	29	626														
5	0681	POLE SHED	0 100	21	13	273.00	SF	15.00	15.00	100	1998	1998	3	24	983														
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