LOT 24
CORNWALL SURVEY PBK O/31
ESMT PT OR 2176/865 &

FOSTER ROBERT M JR & ASHLEY
26458 SNAKE CREEK ROAD
HILLIARD, FL 32046

2023

19-3N-24-2020-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

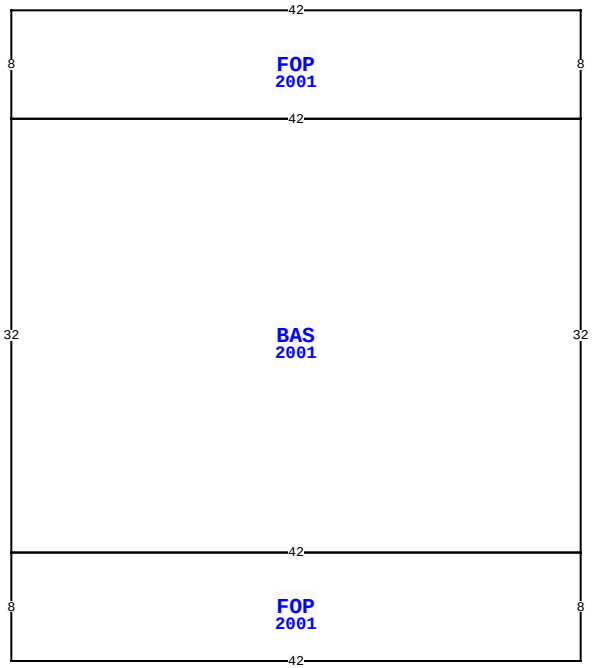
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	133,059
FOP	336	30	101	10,000
FOP	336	30	101	10,000
TOTALS	2,016		1,546	153,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,546	130.2030	117.51	181,670	2001	2001	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2015 Heated Area: 1344 HX Base Yr 2015



26458 SNAKE CREEK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		153,057
TOTAL MARKET OB/XF VALUE		21,899
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		339,956
SOH/AGL Deduction		165,539
ASSESSED VALUE		174,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,417
TOTAL JUST VALUE		339,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007525	NEW CONSTR	80,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/0926	12/27/2021	QC	U	I	11	100
GRANTOR: FOSTER ROBERT M						
GRANTEE: FOSTER ROBERT M JR						
1955/1479	12/31/2014	WD	Q	I	01	230,000
GRANTOR: SOBOTA ROBERT & WANDA						
GRANTEE: FOSTER ROBERT M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W42 S8 BAS=[YR=2001] S32 FOP=[YR=2001] S8 E42 N8 W42$ E42 N32 W42$ E42 N8$.

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	2001	2001	3	86	3,010	
2	0350	CARPORT WD	0	100	36	24	864.00	SF	13.00	13.00	100	2001	2001	3	20	2,246	
3	0681	POLE SHED	0	100	26	15	390.00	SF	15.00	15.00	100	1990	1990	3	20	1,170	
4	0510	GARAGE WD-	0	100	24	13	312.00	SF	35.00	35.00	100	1980	1980	3	20	2,184	
5	0752	USP	0	100	24	7	168.00	SF	15.00	15.00	100	2001	2001	3	30	756	
6	0300	BOAT DCK W	0	100	14	13	182.00	SF	20.00	20.00	100	2000	2000	3	29	1,056	
7	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	2002	2002	3	32	9,677	
8	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2012	2012	3	60	1,800	

LAND DESCRIPTION

TOTAL OB/XF 21,899

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	165,000							

REVIEW DATE 04/20/2020 BY TWA Total Acres: 11.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/02/2023 BY SYS