

PT OF TRACT 35
IN OR 587 PG 939
ESMT IN OR 340/507 & 357/425

MCCULLOUGH TIMOTHY RAY
26096 MARVEL RD
HILLIARD, FL 32046

2023

20-3N-24-2020-0035-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

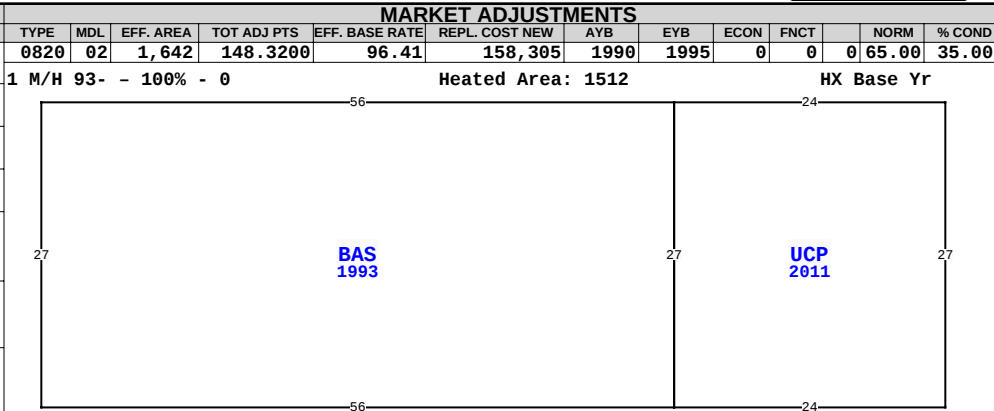
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	51,020
UCP	648	20	130	4,387

TOTALS	2,160	1,642	55,407
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
2	0751	UOP	0 100	20	10	230.00	SF	10.00	10.00	100	1995
3	0810	CONCRETE A	0 100	50	3	150.00	SF	6.50	6.50	100	1995
4	0810	CONCRETE A	0 100	0	0	417.00	SF	6.50	6.50	100	2013
5	0752	USP	0 100	0	0	384.00	SF	15.00	15.00	100	2013
6	0681	POLE SHED	0 100	46	14	644.00	SF	15.00	15.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.50	AC	1.00

REVIEW DATE 05/14/2020 BY TWA



26096 MARVEL RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		55,407	
TOTAL MARKET OB/XF VALUE		18,424	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		118,831	
SOH/AGL Deduction		77,434	
ASSESSED VALUE		41,397	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		16,397	
TOTAL JUST VALUE		118,831	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		97,503	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7956	MH MOVE-ON	30,000	10/17/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0587/0939	1/08/1990	WD U	V		01
GRANTOR: MCCULLOUGH JOSEPH					100
GRANTEE: MCCULLOUGH TIMOTHY					
0334/0485	4/01/1981	WD U	V		100
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=2011] W24 BAS=[YR=1993] W56 S27 E56 N27\$ S27 E24 N27\$.											

TOTAL OB/XF											
18,424											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.50	AC	1.00

Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

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