

PT OF LOT 36
IN OR 2232/1053
CORNWALL SURVEY

LLOYD NICHOLAS
26169 MARVEL RD
HILLIARD, FL 32046

2023

20-3N-24-2020-0036-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

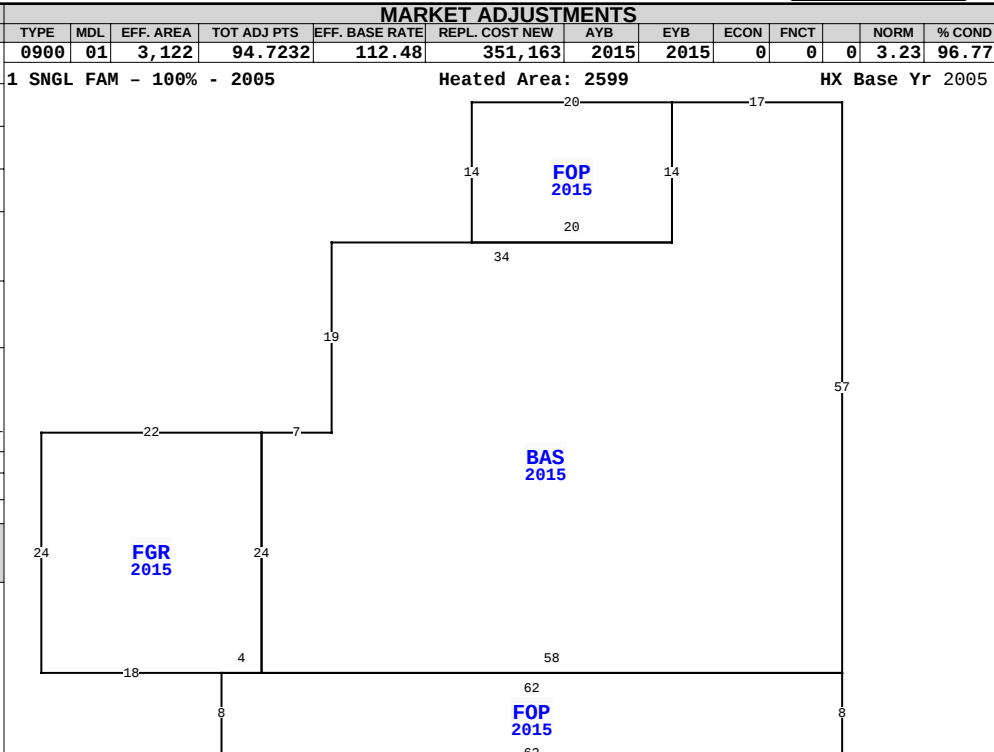
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,599	100	2,599	282,894
FGR	528	55	290	31,565
FOP	280	30	84	9,143
FOP	496	30	149	16,219

TOTALS	3,903		3,122	339,820
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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
3	0681	POLE SHED	0 100	30	30	900.00	SF	15.00	15.00	100	1985
4	0812	CONCRETE C	0 100	0	0	1,521.00	SF	4.00	4.00	100	2015
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015
6	0855	CONC PAVER	0 100	0	0	110.00	SF	10.00	10.00	100	2019

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.06	AC	1.00



26169 MARVEL RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0681	POLE SHED	0 100	30	30	900.00	SF	15.00	15.00	100	1985	1985	3	20	2,700	
4	0812	CONCRETE C	0 100	0	0	1,521.00	SF	4.00	4.00	100	2015	2015	3	96	5,841	
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
6	0855	CONC PAVER	0 100	0	0	110.00	SF	10.00	10.00	100	2019	2019	3	99	1,089	

TOTAL OB/XF											
11,570											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		339,820	
TOTAL MARKET OB/XF VALUE		11,570	
TOTAL LAND VALUE - MARKET		96,140	
TOTAL MARKET VALUE		447,530	
SOH/AGL Deduction		151,665	
ASSESSED VALUE		295,865	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		245,865	
TOTAL JUST VALUE		447,530	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530466	CO ISSUED	0	12/23/2015
B1530466	NEW CONSTR	326,085	05/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2232/1053	10/19/2018	QC	U	I	11	100	
GRANTOR: LLOYD NICHOLAS A & LA							
GRANTEE: LLOYD NICHOLAS							
1969/1501	3/23/2015	WD	U	I	11	100	
GRANTOR: LLOYD NICHOLAS A & LA							
GRANTEE: LLOYD NICHOLAS A &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W17 FOP=[YR=2015] W20 S14 E20 N14\$ S14 W34 S19 W7 FGR=[YR=2015] W22 S24 E18 FOP=[YR=2015] S8 E62 N8 W62\$ E4 N24\$ S24 E58 N57\$.											