

SW1/4 OF NE1/4
IN OR 1883/1667
(EX PT IN OR 2534/236)

FELDER CATHY G & JAMES E
19888 ALACHUA TRAIL
HILLIARD, FL 32046

2023

26-2N-23-0000-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA
		09

NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100	1,827	207,962
FEP	45	80	36	4,097
FOP	108	30	32	3,642
FOP	450	30	135	15,367
FUS	1,266	100	1,266	144,105

TOTALS	3,696		3,296	375,174
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0200	BARN WD 0-	0	100	72	12	864.00	SF	20.00	20.00	
3	0681	POLE SHED	0	100	72	14	1,008.00	SF	15.00	15.00	
7	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	
8	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	
9	0680	POLE SHED	0	100	30	20	600.00	SF	10.00	10.00	
10	0510	GARAGE WD-	0	100	60	30	1,800.00	SF	35.00	35.00	
18	1242	WD DECK A	0	100	0	0	276.00	SF	10.00	10.00	
19	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	
20	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50	6.50	
21	0825	BRICK	0	100	10	7	70.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC	1.00
2	005010	A	SVCE ACRGE	0			0.00	0.00	2.00	AC	1.00
3	005600	A	TIMBER 3 SI	0			0.00	0.00	11.00	AC	1.00
4	005902	A	HARDWOOD SI	0			0.00	0.00	7.30	AC	1.00
5	009530	C	POND	0			0.00	0.00	2.50	AC	1.00
6	009910	M	MKT. VAL. AG	0			0.00	0.00	20.30	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,296	92.4876	131.79	434,380	1992	2000	0	0	13.63	86.37
1 SFR CUST - 100% - 0											
Heated Area: 3093											
HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

19888 ALACHUA TRL, HILLIARD											
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TOTAL OB/XF											
43,059											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
375,174											
TOTAL MARKET OB/XF VALUE											
81,976											
TOTAL LAND VALUE - MARKET											
350,450											
TOTAL MARKET VALUE											
530,188											
SOH/AGL Deduction											
292,688											
ASSESSED VALUE											
237,500											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
187,500											
TOTAL JUST VALUE											
807,600											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
441,886											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7877	NEW CONSTR	96,756	02/28/1992
5772	TEMP POLE	0	03/16/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1883/1667	9/09/2013	WD	U	I	11	100			
GRANTOR: FELDER CATHY G & JAME									
GRANTEE: FELDER CATHY G & JA									
1283/1034	12/23/2004	QC	U	I	01	100			
GRANTOR: SCHWARTZ ERICK H									
GRANTEE: SCHWARTZ CATHY GRIF									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2009] W5 BAS=[YR=1993] W15 N4 W18 S4 W4 FOP=[YR=1993] W18 S6 E18 N6\$ S6 W18 S11 FOP=[YR=1993] S22 E60 N18 W5 S13 W50 N17 W5\$ E5 S17 E50 N13 E5 N3 E3 N6 W3 N3 W5 N9\$ S9 E5 N9\$ PTR= E20 FUS=[YR=1993] E13 S7 E21 N13 E15 S33 W49 N27\$ W20\$.											

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