

LOT 24
CORNWALL SURVEY PBK 0/31
ESMT PT OR 2176/865 &

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

2024

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	138,810
FOP	336	30	101	10,432
FOP	336	30	101	10,432

TOTALS	2,016		1,546	159,673
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0350	CARPORT WD	0	100	36	24	864.00	SF	13.00	13.00	
3	0681	POLE SHED	0	100	26	15	390.00	SF	15.00	15.00	
4	0510	GARAGE WD-	0	100	24	13	312.00	SF	35.00	35.00	
5	0752	USP	0	100	24	7	168.00	SF	15.00	15.00	
6	0300	BOAT DCK W	0	100	14	13	182.00	SF	20.00	20.00	
7	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	
8	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	11.00	AC	

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	123.69	191,225	2001	2001	0	0	0 16.50	83.50
1 SINGLE FAM - 100% - 2015 Heated Area: 1344 HX Base Yr 2015											

26458 SNAKE CREEK RD, HILLIARD	BLD DATE	LGL DATE	05/22/2023	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
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	29	731	
6	0300	BOAT DCK W	0	100	14	13	182.00	SF	20.00	20.00	100	2000	2000	3	28	1,019	
7	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	2002	2002	3	30	9,072	
8	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2012	2012	3	55	1,650	

TOTAL OB/XF											
21,047											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		159,673	
TOTAL MARKET OB/XF VALUE		21,047	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		345,720	
SOH/AGL Deduction		166,070	
ASSESSED VALUE		179,650	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		129,650	
TOTAL JUST VALUE		345,720	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,956	

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