PT OF LOT 35 *S-1*
IN OR 290 PG 681
CORNWALL SURVEY

LLOYD GREGORY S & CHRISTINE
26194 MARVEL ROAD
HILLIARD, FL 32046

2024

20-3N-24-2020-0035-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

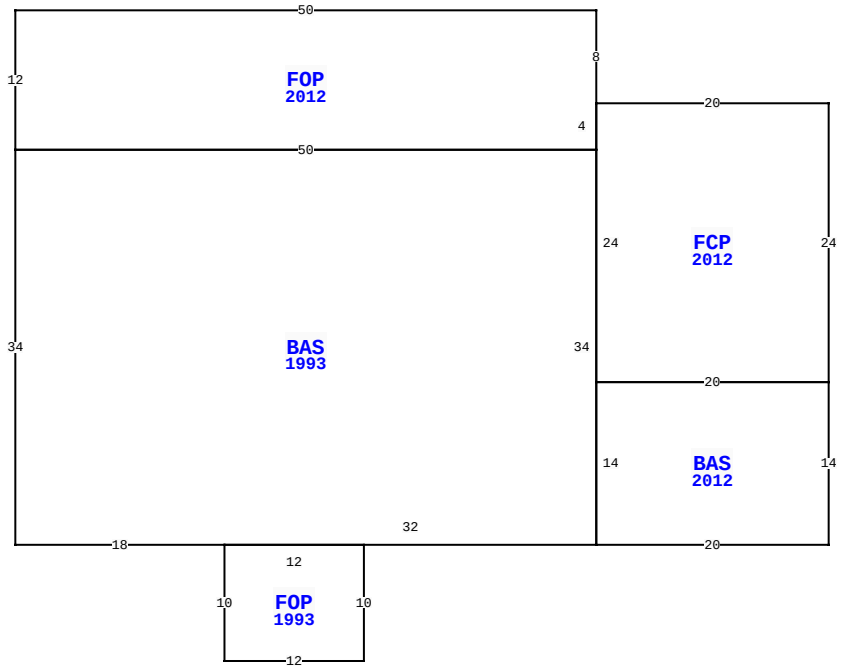
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,700	100	1,700	130,444
BAS	280	100	280	21,485
FCP	480	25	120	9,207
FOP	120	30	36	2,762
FOP	600	30	180	13,812
TOTALS	3,180		2,316	177,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,316	97.0200	92.17	213,466	1981	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1980 HX Base Yr



26194 MARVEL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,710
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,950
TOTAL MARKET VALUE		273,660
SOH/AGL Deduction		158,070
ASSESSED VALUE		115,590
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,590
TOTAL JUST VALUE		273,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0290/0681	5/01/1979	FD	U	V		3,750

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2012] W20 FOP=[YR=2012] N8 W50 S12 BAS=[YR=1993] S34 E18 FOP=[YR=1993] S10 E12 N10 W12 $ E32 BAS=[YR=2012] E20 N14 W20 S14$ N34 W50$ E50 N4$ S24 E20 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR	0.00	0.00	5.05	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,950							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.05 Total Land Value: 95,950 Market: 0 Agricultural: 0 Common: 95,950 PRINTED 08/06/2024 BY SYS