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

2024

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

NASSAU COUNTY PROPERTY

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

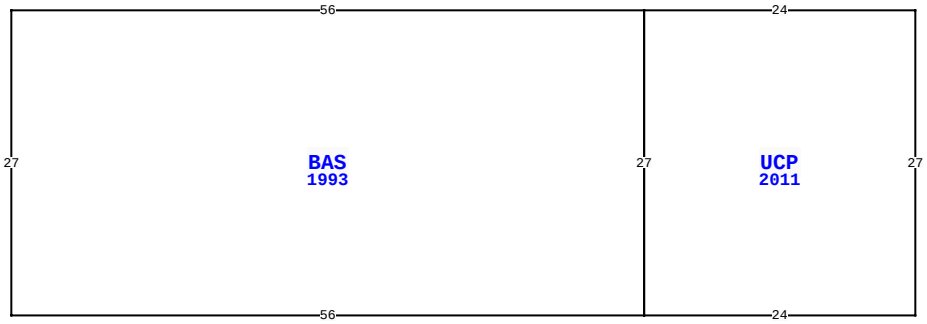
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	47,093
UCP	648	20	130	4,049
TOTALS	2,160		1,642	51,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,642	148.3200	103.82	170,472	1990	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1512 HX Base Yr



26096 MARVEL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,142
TOTAL MARKET OB/XF VALUE		17,765
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		113,907
SOH/AGL Deduction		71,268
ASSESSED VALUE		42,639
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,639
TOTAL JUST VALUE		113,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,831

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	SALE PRICE
0587/0939	1/08/1990	WD	U	V	01	100
GRANTOR: MCCULLOUGH JOSEPH						
GRANTEE: MCCULLOUGH TIMOTHY						
0334/0485	4/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0751	UOP	0	100	20	10	230.00	SF	10.00	10.00	100	1995	1995	3	23	529	
3	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	1995	1995	3	70	683	
4	0810	CONCRETE A	0	100	0	0	417.00	SF	6.50	6.50	100	2013	2013	3	94	2,548	
5	0752	USP	0	100	0	0	384.00	SF	15.00	15.00	100	2013	2013	3	71	4,090	
6	0681	POLE SHED	0	100	46	14	644.00	SF	15.00	15.00	100	2015	2015	3	78	7,535	

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 17,765

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 05/14/2020 BY TWA Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS