PT OF NW/14 OF SE1/4
IN OR 539/151
ESMT IN OR 540/601, OR 2667-1865

ZITTROWER RICHARD FARRELL
19705 ALACHUA TRAIL
HILLIARD, FL 32046

2024

26-2N-23-0000-0003-0050

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

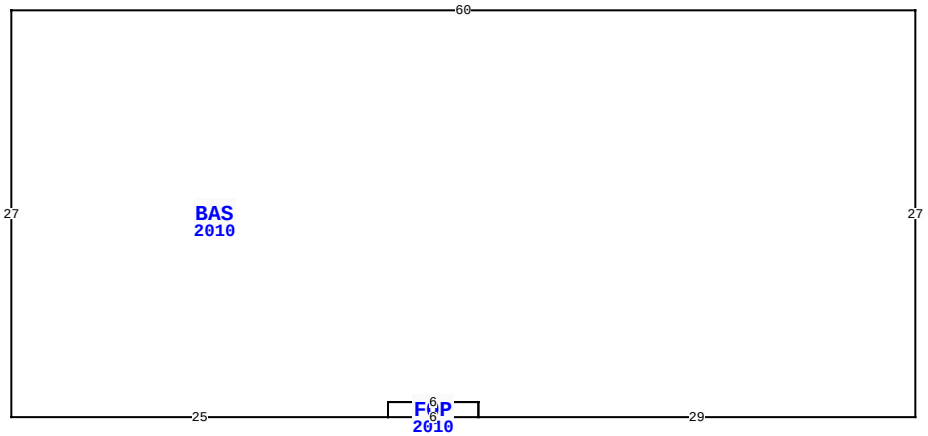
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	1,614	47,056
FOP	6	30	2	58
TOTALS	1,620		1,616	47,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,616	119.0000	83.30	134,613	1986	1996	0	0	0	65.00	35.00

1 M/H 93- – 100% - 1997 Heated Area: 1614 HX Base Yr 1997



19705 ALACHUA TRL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		47,115
TOTAL MARKET OB/XF VALUE		6,900
TOTAL LAND VALUE - MARKET		123,500
TOTAL MARKET VALUE		177,515
SOH/AGL Deduction		121,102
ASSESSED VALUE		56,413
TOTAL EXEMPTION VALUE	HX HB	31,413
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		177,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH5261	CO ISSUED	0	05/12/2010
E22495	ELEC OTHER	0	03/01/2010
P14187	PLUMBING	0	03/01/2010
MHU95854	MH MOVE-ON	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0539/0151	3/21/1988	WD	U	V	01	100

GRANTOR: ZITTROWER CHARLES
GRANTEE: ZITTROWER RICHARD F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S27 E25 FOP=[YR=2010] E6 N1 W6 S1$ N1 E6 S1 E29 N27$.

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	1986	1986	3	60	2,100	
2	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	2011	2011	3	50	4,800	

LAND DESCRIPTION

TOTAL OB/XF 6,900

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	0007	OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	123,500							

REVIEW DATE 04/06/2020 BY TWA Total Acres: 6.50 Total Land Value: 123,500 Market: 0 Agricultural: 0 Common: 123,500 PRINTED 08/06/2024 BY SYS