PT NE1/4 SEC 26-2N-23
IN OR 1883/1667
(EX PT IN OR 2534/236 & OR 2661/

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	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

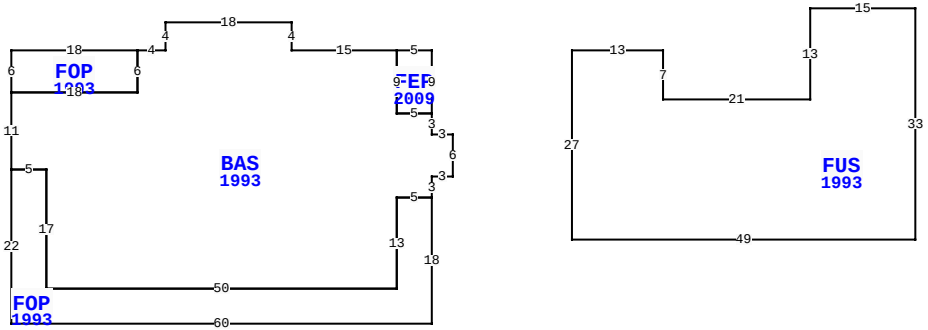
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100	1993	1,827	227,253
FEP	45	80	2009	36	4,478
FOP	108	30	1993	32	3,980
FOP	450	30	1993	135	16,792
FUS	1,266	100	1993	1,266	157,473
TOTALS	3,696			3,296	409,975

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	146.13	481,644	1992	2000	0	0	0	14.88	85.12

1 SFR CUST – 100% - 0 Heated Area: 3093 HX Base Yr



19888 ALACHUA TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		409,975
TOTAL MARKET OB/XF VALUE		42,078
TOTAL LAND VALUE - MARKET		186,810
TOTAL MARKET VALUE		502,768
SOH/AGL Deduction		289,891
ASSESSED VALUE		212,877
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,155
TOTAL JUST VALUE		638,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,553

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	Q	I	01	100
GRANTOR: SCHWARTZ ERICK H						
GRANTEE: SCHWARTZ CATHY GRIF						

BUILDING NOTES

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$.

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	0680	POLE SHED	0	100	30	20	600.00	SF	10.00	10.00	100	1988	1988	3	20	1,200	
2	1242	WD DECK A	0	100	0	0	276.00	SF	10.00	10.00	100	2005	2005	3	22	607	
3	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	2005	2005	3	84	874	
4	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50	6.50	100	2005	2005	3	84	1,278	
5	0825	BRICK	0	100	10	7	70.00	SF	12.50	12.50	100	2005	2005	3	96	840	
6	0812	CONCRETE C	0	100	0	0	9,321.00	SF	4.00	4.00	100	2005	2005	3	84	31,319	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
8	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2016	2016	3	70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 42,078

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.08	AC		1.00	1.00	1.00	190.00	190.00	965							
4	009530	C	POND	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.08	AC		1.00	1.00	1.00	19,500.00	19,500.00	138,060							

REVIEW DATE 10/18/2023 BY WWA Total Acres: 9.58 Total Land Value: 50,715 Market: 138,060 Agricultural: 1,965 Common: 48,750 PRINTED 07/30/2025 BY SYS