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

2025

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

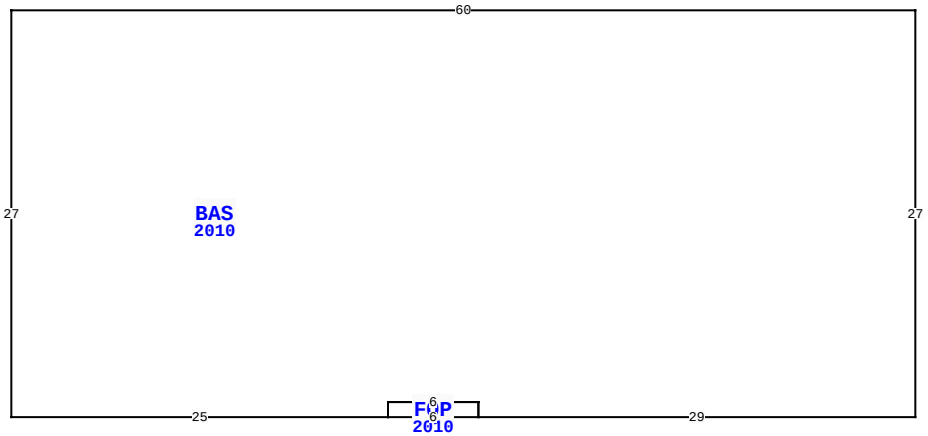
DOR CODE 5901 HARDWOOD SI 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	2010	1,614	46,096
FOP	6	30	2010	2	57
TOTALS	1,620			1,616	46,153

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	95.20	153,843	1986	1996	0	0	0	70.00	30.00

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	05/09/2025 MLU
INC DATE		AG DATE	06/02/2025 KB

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		46,153
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		152,250
TOTAL MARKET VALUE		94,158
SOH/AGL Deduction		35,134
ASSESSED VALUE		59,024
TOTAL EXEMPTION VALUE	HX HB	34,024
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		200,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,515

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	Q	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	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005901	A	HARDWOOD SI	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	225.00	225.00	900							
3	005900	A	TIMBER WETLA	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	50.00	50.00	75							
4	009910	M	MARKET VALUE	100		OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	107,250							

REVIEW DATE 04/06/2020 BY TWA Total Acres: 6.50 Total Land Value: 45,975 Market: 107,250 Agricultural: 975 Common: 45,000 PRINTED 07/30/2025 BY SYS