PT OF LOTS 31 & 32 (S-1 & S-2)
IN OR 2565/1808
CORNWALL SURVEY

SWIFT STEVEN K
26092 MINOR LANE
HILLIARD, FL 32046

2025

29-3N-24-2020-0031-0010

BUILDING CHARACTERISTICS

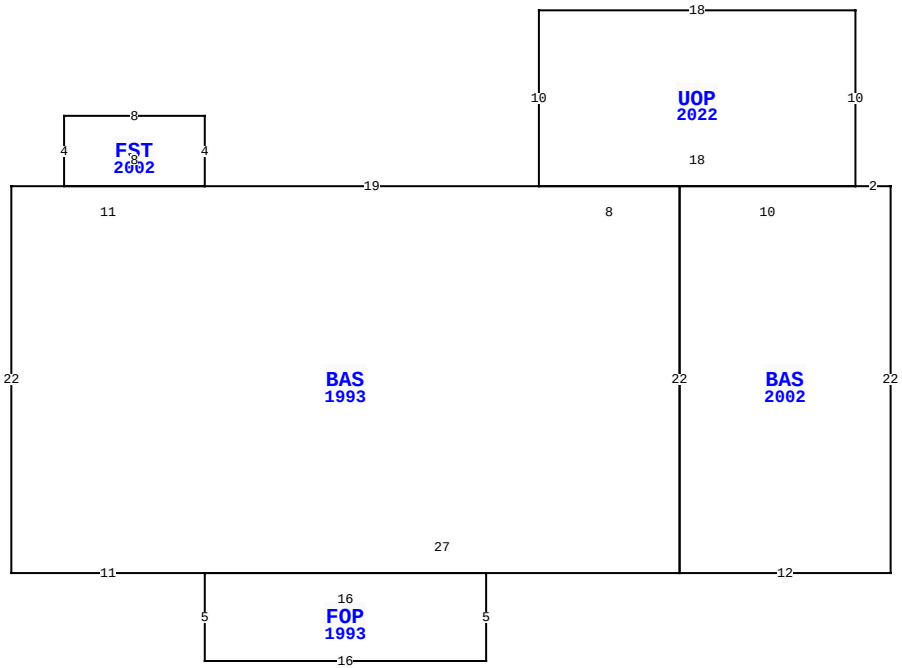
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	1993	836	133,440
BAS	264	100	2002	264	42,139
FOP	80	30	1993	24	3,831
FST	32	55	2002	18	2,873
UOP	180	20	2022	36	5,747
TOTALS	1,392			1,178	188,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,178	124.0200	163.71	192,850	1962	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2023 Heated Area: 1100 HX Base Yr



26092 MINOR LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,029
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		258,029
SOH/AGL Deduction		13,325
ASSESSED VALUE		244,704
TOTAL EXEMPTION VALUE	13	244,704
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		258,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/1808	5/23/2022	WD	Q	I	01	332,000
GRANTOR: LOYD DOUGLAS R						
GRANTEE: SWIFT STEVEN K						
2485/1599	7/23/2021	QC	U	I	11	100
GRANTOR: MUSGROVE RICHARD B JR						
GRANTEE: LOYD DOUGLAS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 UOP=[YR=2022] N10 W18 S10 BAS=[YR=1993] W19 FST=[YR=2002] N4 W8 S4 E8$ W11 S22 E11 FOP=[YR=1993] S5 E16 N5 W16$ E27 N22 W8$ E18$ W10 S22 E12 N22$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS