

LOT 24
CORNWALL SURVEY PBK 0/31
ESMT PT OR 2176/865 &

FOSTER ROBERT M JR & ASHLEY
26458 SNAKE CREEK ROAD
HILLIARD, FL 32046

2026

19-3N-24-2020-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,344	100
FOP	336	30
FOP	336	30
TOTALS	2,016	1,546

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,546	130.2030	136.71	211,354	2001	2001	0	0	0 18.00	82.00
1 SINGLE FAM 100% - 2015 Heated Area: 1344 HX Base Yr 2015											
8 42 8 32 42 8 32 42 8 FOP 2001 BAS 2001 FOP 2001											
TOTALS	2,016		1,546	173,310						05/12/2026	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		173,310		
TOTAL MARKET OB/XF VALUE		19,948		
TOTAL LAND VALUE - MARKET		187,000		
TOTAL MARKET VALUE		380,258		
SOH/AGL Deduction		190,407		
ASSESSED VALUE		189,851		
TOTAL EXEMPTION VALUE		51,411		
BASE TAXABLE VALUE		138,440		
TOTAL JUST VALUE		380,258		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		357,566		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001
2	0350	CARPORT WD	0 100	36	24	864.00	SF	13.00	13.00	100	2001
3	0681	POLE SHED	0 100	26	15	390.00	SF	15.00	15.00	100	1990
4	0510	GARAGE WD-	0 100	24	13	312.00	SF	35.00	35.00	100	1980
5	0752	USP	0 100	24	7	168.00	SF	15.00	15.00	100	2001
6	0300	BOAT DCK W	0 100	14	13	182.00	SF	20.00	20.00	100	2000
7	0510	GARAGE WD-	0 100	36	24	864.00	SF	35.00	35.00	100	2002
8	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2012
TOTAL OB/XF 19,948											

LAND DESCRIPTION				TOTAL OB/XF												19,948									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	187,000								