

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

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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	237,022
FEP	45	80	2009	36	4,670
FOP	108	30	1993	32	4,151
FOP	450	30	1993	135	17,514
FUS	1,266	100	1993	1,266	164,242

TOTALS	3,696			3,296	427,600
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0 100	30	20	600.00	SF	10.00	10.00
2	1242	WD DECK A	0 100	0	0	276.00	SF	10.00	10.00
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
8	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.08
4	009530	C	POND	100		OR	0.00	0.00	1.50
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.08

REVIEW DATE	10/18/2023	BY	WWA
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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	153.53	506,035	1992	2000	0	0	0	15.50	84.50
1 SFR CUST 100% - 0 Heated Area: 3093 HX Base Yr												

19888 ALACHUA TRL, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE	10/29/2024	KBA
	INC DATE	AG DATE		

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
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	21	580	
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	
8	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	10.00	100	2016	2016	3	65	3,900	

TOTAL OB/XF										7,420						
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
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.08	AC		1.00	1.00	1.00	170.00	170.00
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
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.08	AC		1.00	1.00	1.00	21,000.00	21,000.00

Market:	148,680	Agricultural:	1,864	Common:	22,750
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		427,600	
TOTAL MARKET OB/XF VALUE		7,420	
TOTAL LAND VALUE - MARKET		171,430	
TOTAL MARKET VALUE		459,634	
SOH/AGL Deduction		241,163	
ASSESSED VALUE		218,471	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		167,060	
TOTAL JUST VALUE		606,450	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		638,863	

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									
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BUILDING DIMENSIONS									
FEP=[YR=2009] W5 BAS=[YR=1993] W15 N4 W18 S4 W4 FOP=[YR=1993] S22 E60 N18 W5 S13 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\$.									