PT SW1/4 OF NE1/4
SEC 26-2N-23E IN OR 2565/439
ESMT IN OR 2679/693

SCHWARTZ CHRISTOPHER/HARDEN AMY N
20006 ALACHUA TRAIL
HILLIARD, FL 32046

2026

26-2N-23-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

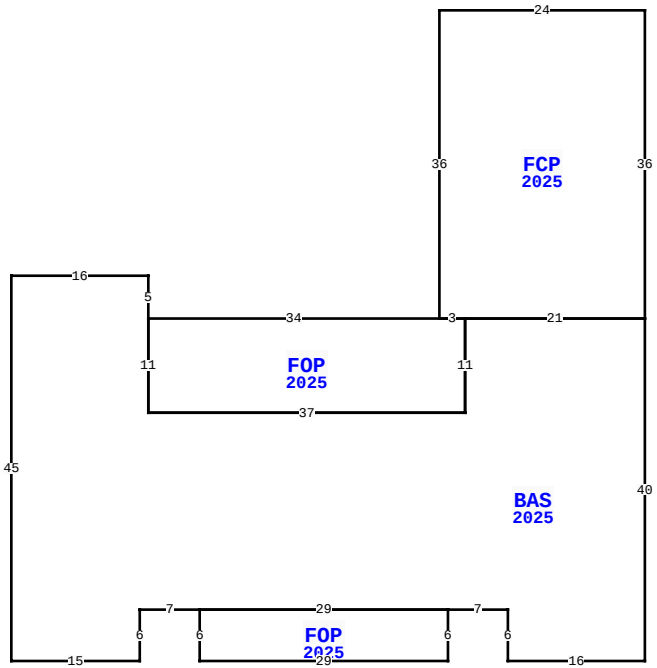
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,375	100	2025	2,375	373,374
FCP	864	25	2025	216	33,957
FOP	174	30	2025	52	8,175
FOP	407	30	2025	122	19,180
TOTALS	3,820			2,765	434,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,765	113.0976	157.21	434,686	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2375 HX Base Yr 2025



20006 ALACHUA TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		451,210
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		262,600
TOTAL MARKET VALUE		713,810
SOH/AGL Deduction		163,596
ASSESSED VALUE		550,214
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		498,803
TOTAL JUST VALUE		713,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001660	PRIVATE PROVIDER	402,284	02/13/2024
22012153	NEW CONSTR	402,284	08/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/0439	5/23/2022	QC	U	I	11	100
GRANTOR: SCHWARTZ CHRISTOPHER						
GRANTEE: SCHWARTZ CHRISTOPHE						
2534/0236	1/28/2022	QC	U	V	11	100
GRANTOR: FELDER JAMES E & CATH						
GRANTEE: SCHWARTZ CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=140,0] W21 S11 W37 N11 N5 W16 S45 E15 N6 E7 E29 E7 S6 E16 N40 $
FOP=[YR=2025;ORIG=82,0] E34 E3 S11 W37 N11 $
FOP=[YR=2025;ORIG=88,34] E29 S6 W29 N6 $
FCP=[YR=2025;ORIG=116,-36] E24 S36 W21 W3 N36 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		OR	0.00	0.00	15.30	AC		1.00	1.00	1.00	17,000.00	17,000.00	260,100							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 04/04/2025 BY WW Total Acres: 16.30 Total Land Value: 262,600 Market: 0 Agricultural: 0 Common: 262,600 PRINTED 07/09/2026 BY SYS

PT SW1/4 OF NE1/4
SEC 26-2N-23E IN OR 2565/439
ESMT IN OR 2679/693

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2026

26-2N-23-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

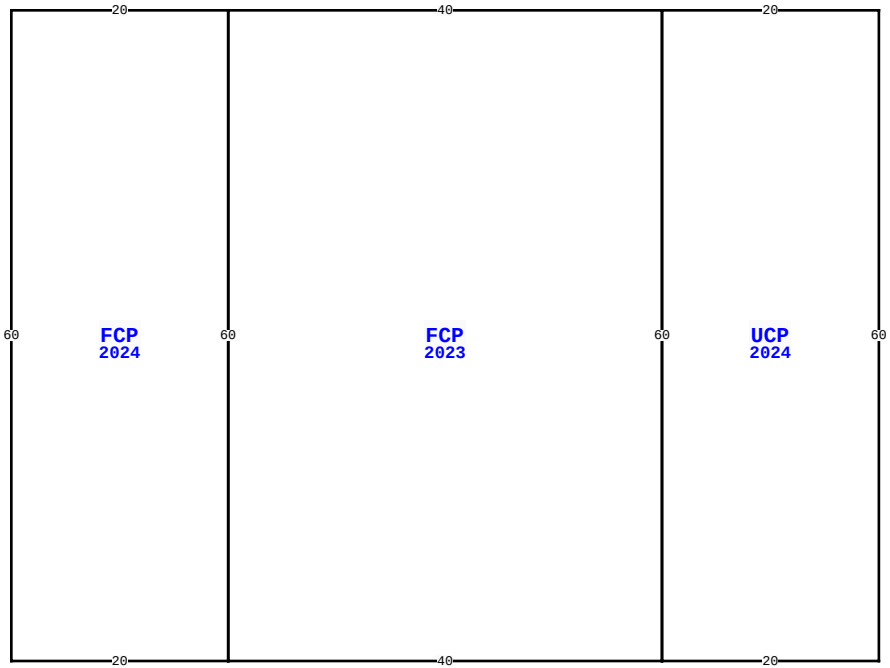
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	29	NONE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 70
Interior Floo	01	NONE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FCP	2,400	25	2023	600	8,697
FCP	1,200	25	2024	300	4,348
UCP	1,200	20	2024	240	3,479
TOTALS	4,800			1,140	16,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,140	37.9109	14.79	16,861	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2025 Heated Area: 0 HX Base Yr 2025



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GRANTEE: SCHWARTZ CHRISTOPHE						
2534/0236	1/28/2022	QC	U	V	11	100
GRANTOR: FELDER JAMES E & CATH						
GRANTEE: SCHWARTZ CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2024;ORIG=60,0] E20 S60 W20 N60 $
FCP=[YR=2023;ORIG=20,0] E40 S60 W40 N60 $
FCP=[YR=2024;ORIG=0,0] E20 S60 W20 N60 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/04/2025 BY WW Total Acres: 16.30 Total Land Value: 262,600 Market: 0 Agricultural: 0 Common: 262,600 PRINTED 07/09/2026 BY SYS