

LOTS 50 & 51 IN OR 1817/252
(EX R/W IN OR 260/529 & EX PT
OF LOT 51 IN OR 1817/256)

BELL DONALD GARY
36184 BALLAD LANE
HILLIARD, FL 32046

2023

21-3N-24-2020-0050-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4																										
Exterior Wall	05	AVERAGE 100	0100	01	1,963	107.0650	96.63	189,685	1924	1980	0	0	0	17.75	82.25	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1756																									
Roof Cover	03	COMP SHNGL 100														HX Base Yr																									
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																									
Interior Floo	09	PINE WOOD 100														Tax Group: 4										Tax Dist:															
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE										187,108															
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE										3,771															
Bedrooms	3	100														TOTAL LAND VALUE - MARKET										146,900															
Bathrooms	1	100														TOTAL MARKET VALUE										228,939															
Frame	02	WOOD FRAME 100														SOH/AGL Deduction										114,065															
Stories	1.	1. 100														ASSESSED VALUE										114,874															
Units	0	100														TOTAL EXEMPTION VALUE										HX HB 50,000															
Occupancy	00	NONE 100														BASE TAXABLE VALUE										64,874															
Quality		06	Quality Level 06		TOTAL JUST VALUE										337,779																										
DOR CODE		5000		IMPROVED AG		NCON VALUE										0																									
MAP NUM				MKT AREA		09		INCOME VALUE																																	
NEIGHBORHOOD/LOC		9001.00		PREVIOUS YEAR MKT VALUE										185,990																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		PERMIT NUM										DESCRIPTION		AMT		ISSUED																	
BAS		1,548		100		1,548		123,032		P014938										NEW CONSTR		0		08/01/2001																	
BAS		208		100		208		16,531		B007314										FOUNDATION		2,500		07/01/2000																	
FOP		256		30		77		6,120		E952228										CHNGE SRVC		0		12/01/1995																	
FSP		324		40		130		10,332		8112										GARAGE		41,800		05/20/1992																	
TOTALS		2,336				1,963		156,016		BLD DATE												LGL DATE		06/13/2023		MLU															
EXTRA FEATURES		36184 BALLAD LN, HILLIARD										XF DATE										LAND 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																							
2	0811	CONCRETE B		0	100	20	40	800.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,475																								
3	0940	SHEDS/PORT		0	100	18	12	216.00	SF	30.00	30.00	100	1940	1940	3	20	1,296																								
SALES DATA																																									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																																	
1817/0252		10/03/2012		QC	U	I	11	100																																	
GRANTOR: BELL DONALD GARY & WE																																									
GRANTEE: BELL DONALD GARY																																									
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
BAS=[YR=2002] W15 FSP=[YR=2012] N18 W18 S18 E18\$ W18 S16 W2 S15 E2 S15 FOP=[YR=2002] S8 E32 BAS=[YR=2019] E9 N25 W8 S17 W1 S8\$ N8 W32\$ E33 N46\$.																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																								
2	005500	A	TIMBER 2 SI	0			0.00	0.00	13.70	AC		1.00	1.00	1.00	550.00	550.00	7,535																								
3	005902	A	HARDWOOD SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	175.00	175.00	525																								
4	009910	M	MKT. VAL. AG	0			0.00	0.00	16.70	AC		1.00	1.00	1.00	7,000.00	7,000.00	116,900																								
REVIEW DATE 06/04/2020 BY TWA																																									
Total Acres: 17.70																																									
Total Land Value: 38,060																																									
Market: 116,900																																									
Agricultural: 8,060																																									
Common: 30,000																																									
PRINTED 08/02/2023 BY SYS																																									

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall		01	MINIMUM 100	
Interior Floor		03	CONC FINSH 100	
Air Condition		99	N/A 100	
Heating Type			N/A 100	
Plumbing			0 100	
Frame		05	STEEL 100	
Story Height			11 100	
RMS			1 100	
Stories		1.	1. 100	
Class		00	. 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		03	Quality Level 03	
DOR CODE		5000	IMPROVED AG	
MAP NUM			MKT AREA	09
NEIGHBORHOOD/LOC		9001	00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	31,092
TOTALS	2,400		2,400	31,092

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	2,400	74.0250	25.91	62,184	1970	1970	0	0	0	50.00	50.00

2 GARAGE RES - 100% - 0

Heated Area: 2400

HX Base Yr

60

40

60

40

BAS
1993

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023

ML