PT OF LOT 50 IN OR 1817/256
R378292 & R378291
CORNWALL SURVEY SEC 21-3N-24E

BELL WENDY MICHELLE
457648 OLD DIXIE HWY
HILLIARD, FL 32046

2023

21-3N-24-2020-0051-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

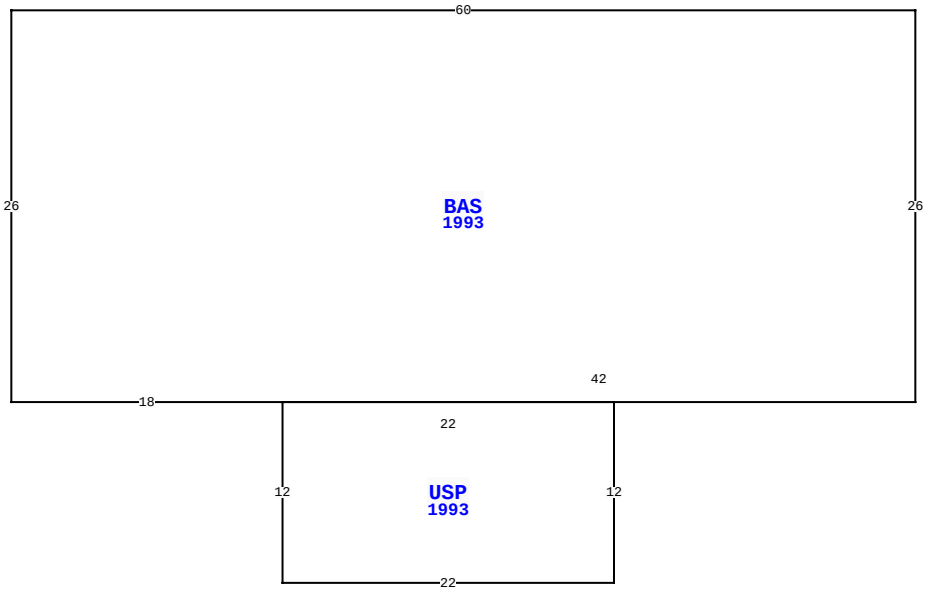
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	35,531
USP	264	50	132	3,006
TOTALS	1,824		1,692	38,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,692	116.8000	75.92	128,457	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 1560 HX Base Yr 2015



457648 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,537
TOTAL MARKET OB/XF VALUE		4,364
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		72,901
SOH/AGL Deduction		34,611
ASSESSED VALUE		38,290
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,290
TOTAL JUST VALUE		72,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1817/0256	10/03/2012	QC	U	I	11	50,000

GRANTOR: BELL DONALD GARY & WE
GRANTEE: BELL WENDY MICHELLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S26 E18 USP=[YR=1993] S12 E22 N12 W22$ E42 N26$.

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
1	0811	CONCRETE B	0	100	0	0	522.00	SF	5.20	5.20	100	2004	2004	3	86	2,334	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 4,364

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/18/2018 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS