SE1/4 OF NE1/4
IN OR 2570/1778
EX 1-22

COOKE SHERWOOD III & KRISTINA
457146 OLD DIXIE HWY
HILLIARD, FL 32046

2023

28-3N-24-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

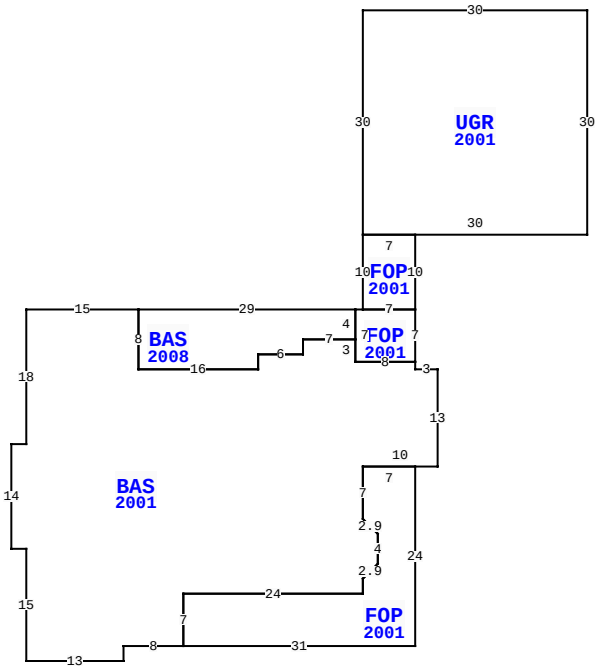
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100	1,861	155,700
BAS	192	100	192	16,063
FOP	56	30	17	1,423
FOP	70	30	21	1,757
FOP	324	30	97	8,115
UGR	900	45	405	33,884
TOTALS	3,403		2,593	216,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,593	103.2960	93.22	241,719	2001	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2023 Heated Area: 2053 HX Base Yr 2023



457146 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,943
TOTAL MARKET OB/XF VALUE		17,232
TOTAL LAND VALUE - MARKET		161,500
TOTAL MARKET VALUE		395,675
SOH/AGL Deduction		0
ASSESSED VALUE		395,675
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		345,675
TOTAL JUST VALUE		395,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007288	NEW CONSTR	103,053	07/01/2000
B996247	DEMOLITION	0	01/07/1999
B996318	NEW CONSTR	28,750	01/07/1999
MH982367	MH MOVE-ON	0	09/01/1998
B973782	NEW CONSTR	52,223	03/01/1997
B973782	NEW CONSTR	52,223	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/1778	6/09/2022	WD	Q	I	01	406,500
GRANTOR: SECRIST WANDA L A/K/A						
GRANTEE: COOKE SHERWOOD WALL						
1859/0250	5/31/2013	QC	U	I	11	100
GRANTOR: SECRIST WANDA L						
GRANTEE: SECRIST WANDA L						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2001] W30 S30 FOP=[YR=2001] S10 FOP=[YR=2001] W1 BAS=[YR=2008] W29 BAS=[YR=2001] W15 S18 W2 S14 E2 S15 E13 N2 E8 FOP=[YR=2001] E31 N24 W7 S7 R2 D2 S4 D2 L2 S2 W24 S7 $ N7 E24 N2 R2 U2 N4 U2 L2 N7 E10 N13 W3 N1 W8 N3 W7 S2 W6 S2 W16 N8$ S8 E16 N2 E6 N2 E7 N4$ S7 E8 N7 W7$ E7 N10 W7$ E30 N30$.

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	561.00	SF	5.20	5.20	100	2001	2001	3	82	2,392	
5	0510	GARAGE WD-	0	100	48	24	1,152.00	SF	35.00	35.00	100	1999	1999	3	28	11,290	
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	71	3,550	

LAND DESCRIPTION

TOTAL OB/XF 17,232

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	8.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	161,500							

REVIEW DATE 06/18/2018 BY TWX Total Acres: 8.50 Total Land Value: 161,500 Market: 0 Agricultural: 0 Common: 161,500 PRINTED 08/02/2023 BY SYS