



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	1,518	134,633
BAS	72	100	72	6,386
BAS	96	100	96	8,514
BAS	78	100	78	6,918
BAS	846	100	846	75,033
FOP	54	30	16	1,419
FOP	84	30	25	2,217
FOP	48	30	14	1,242
FOP	180	30	54	4,789
TOTALS	2,976		2,719	241,150

EXTRA FEATURES	
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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	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20	5.20	100	1986	1986	3	52	2,142	
2	1242	WD DECK A	0	100	0	0	225.00	SF	10.00	10.00	100	1990	1990	3	20	450	
3	0812	CONCRETE C	0	100	0	0	2,196.00	SF	4.00	4.00	100	1998	1998	3	77	6,764	
4	0811	CONCRETE B	0	100	0	0	806.00	SF	5.20	5.20	100	1999	1999	3	79	3,311	
5	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	1999	1999	3	28	7,056	

LAND DESCRIPTION						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D	
1	000115	C	SFR ACRES	100	000	

REVIEW DATE	03/10/2020	BY	TW	Total Acres:	2.50	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000	PRINTED 08/02/2023 BY SYS
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MARKET ADJUSTMENTS														Heated Area: 2610		HX Base Yr	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND					
0900	01	2,719	88.1280	104.65	284,543	1970	1990		0	0	0	15.25	84.75				
1 SNGL FAM - 100% - 0																	
456652 OLD DIXIE HWY, HILLIARD																	

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		241,150	
TOTAL MARKET OB/XF VALUE		19,723	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		335,873	
SOH/AGL Deduction		137,876	
ASSESSED VALUE		197,997	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		147,997	
TOTAL JUST VALUE		335,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,799	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000854	REPAIR/RRF	6,250	01/28/2019
18011135	ADDITION	96,017	11/06/2018
C5081	CO ISSUED	0	01/01/2008
MH5081	MH MOVE-ON	0	01/01/2008
B996621	GARAGE	18,000	11/01/1999
R981448	REPAIR/RRF	0	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0506/0980	12/29/1986	QC	U	I	
GRANTOR: BETTS MERL & MARY ANN					
GRANTEE: HADDOCK LEROY					

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BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W42 FOP=[YR=2019] W15 S12 E15 N12\$ S12 W15 S6					
BAS=[YR=2019] S6 BAS=[YR=1993] S22 BAS=[YR=2000] S6 E16					
FOP=[YR=1998] E14 FOP=[YR=2019] S2 E6 N2 FOP=[YR=1998] E9					
BAS=[YR=2000] E12 N6 W12 S6\$ N6 W9 S6\$ N6 W6 S6\$ N6 W14 S6\$					
N6 W16\$ E57 N28 W42 S3 W4 S3 W11\$ E11 N3 E4 N3 W15\$ E57 N18\$.					