E1/2 OF LOT 52
IN OR 1729/1736
EX R/W OR 242/694

THOMPSON LORREN M JR & MARCIA
456700 OLD DIXIE HWY
HILLIARD, FL 32046

2023

28-3N-24-2020-0052-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	03	Quality Level 03

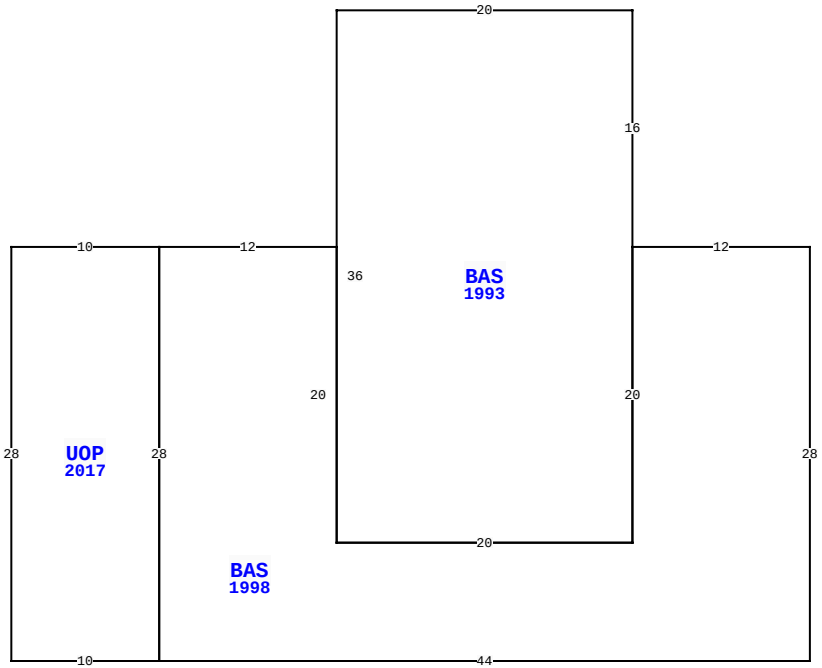
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	45,712
BAS	832	100	832	52,823
UOP	280	20	56	3,556
TOTALS	1,832		1,608	102,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,608	105.6000	95.30	153,242	1966	1970	0	0	0	33.38	66.62

1 SINGLE FAM – 0% - 2012 Heated Area: 1552 HX Base Yr 2012



456700 OLD DIXIE HWY, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,093
TOTAL MARKET OB/XF VALUE		11,306
TOTAL LAND VALUE - MARKET		109,000
TOTAL MARKET VALUE		395,399
SOH/AGL Deduction		150,172
ASSESSED VALUE		245,227
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,227
TOTAL JUST VALUE		395,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318646	H/AC	0	08/01/2013
P1316776	NEW CONSTR	0	08/01/2013
B23156	XFOB	1,600	12/01/2009
B22282	DEMOLITION	1,500	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1729/1736	3/10/2011	WD	U	I	11	86,300
GRANTOR: MARKLEY ALLEN S & HEA						
GRANTEE: THOMPSON LORREN M J						
1550/1339	2/12/2008	WD	U	I	05	90,000
GRANTOR: THOMPSON LORREN M JR						
GRANTEE: MARKLEY ALLEN S & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 BAS=[YR=1993] N16 W20 S36 E20 N20$ S20 W20 N20 W12 UOP=[YR=2017] W10 S28 E10 N28$ S28 E44 N28 $.

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
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	2007	2007	3	35	844	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
6	0811	CONCRETE B	0	100	76	10	760.00	SF	5.20	5.20	100	2017	2017	3	97	3,833	
7	0811	CONCRETE B	0	100	54	12	648.00	SF	5.20	5.20	100	2017	2017	3	97	3,269	

LAND DESCRIPTION

TOTAL OB/XF 11,306

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	4.36	AC		1.00	1.00	1.00	25,000.00	25,000.00	109,000							

REVIEW DATE 06/18/2018 BY TWX Total Acres: 4.36 Total Land Value: 109,000 Market: 0 Agricultural: 0 Common: 109,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

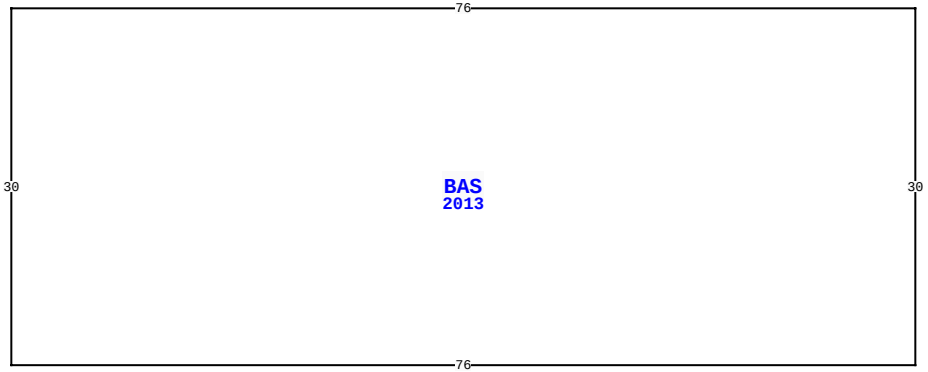
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	173,003
TOTALS	2,280		2,280	173,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	2,280	121.6033	79.04	180,211	2013	2013	0	0	0	4.00	96.00

2 MOD FRAME – 100% - 2012 Heated Area: 2280 HX Base Yr 2012



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1550/1339	2/12/2008	WD	U	I	05	90,000
GRANTOR: THOMPSON LORREN M JR						
GRANTEE: MARKLEY ALLEN S & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W76 S30 E76 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

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 06/18/2018 BY TWX Total Acres: 4.36 Total Land Value: 109,000 Market: 0 Agricultural: 0 Common: 109,000 PRINTED 08/02/2023 BY SYS