

ELY 330' OF LOTS 61-64 (S-1) &
 S-2 OF LOTS 63 & 64
 OR 220/116 & OR 702/1606

BETTS MERLE & MARY ANN
 456346 OLD DIXIE HIGHWAY
 HILLIARD, FL 32046

2023

33-3N-24-2020-0061-0010


| 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 | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 17,485 TOTAL LAND VALUE - MARKET 338,940 TOTAL MARKET VALUE 28,257 SOH/AGL Deduction 9,924 ASSESSED VALUE 18,333 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,333 TOTAL JUST VALUE 356,425 NCON VALUE 336 INCOME VALUE PREVIOUS YEAR MKT VALUE 6,568 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0702/1606</td> <td>4/24/1994</td> <td>WD U</td> <td>V</td> <td>V</td> <td>06</td> <td>15,000</td> </tr> <tr> <td colspan="7">GRANTOR: CASSIDY CAROL TRUSTEE</td> </tr> <tr> <td colspan="7">GRANTEE: BETTS MERLE & MARY</td> </tr> <tr> <td>0220/0116</td> <td>1/01/1976</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>1,000</td> </tr> <tr> <td colspan="7">GRANTOR:</td> </tr> <tr> <td colspan="7">GRANTEE:</td> </tr> </tbody> </table> | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 0702/1606 | 4/24/1994 | WD U | V | V | 06 | 15,000 | GRANTOR: CASSIDY CAROL TRUSTEE | | | | | | | GRANTEE: BETTS MERLE & MARY | | | | | | | 0220/0116 | 1/01/1976 | WD Q | V | | | 1,000 | GRANTOR: | | | | | | | GRANTEE: | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0702/1606 | 4/24/1994 | WD U | V | V | 06 | 15,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTOR: CASSIDY CAROL TRUSTEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTEE: BETTS MERLE & MARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0220/0116 | 1/01/1976 | WD Q | V | | | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTOR: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTEE: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | BLD DATE LGL DATE XF DATE LAND DATE 05/19/2023 MLU INC DATE AG DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | OLD DIXIE HWY, HILLIARD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 0351 | CARPORT MT | 0 | 0 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 1983 | 1983 | 3 | 20 | 800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 0681 | POLE SHED | 0 | 0 | 54 | 54 | 2,916.00 | SF | 15.00 | 15.00 | 100 | 1993 | 1993 | 3 | 20 | 8,748 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 0201 | BARN WD 10 | 0 | 0 | 36 | 54 | 1,944.00 | SF | 17.00 | 17.00 | 100 | 1994 | 1994 | 3 | 23 | 7,601 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 0680 | POLE SHED | 0 | 0 | 14 | 12 | 168.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 336 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 006005 | A | PAST/GRAZE | 0 | | OR | 0.00 | 0.00 | 22.21 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 9,772 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 005010 | A | SVCE ACRGE | 0 | | | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 24.21 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 338,940 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 06/08/2021 BY TWA Total Acres: 24.21 Total Land Value: 10,772 Market: 338,940 Agricultural: 10,772 Common: 0 PRINTED 08/02/2023 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |