PT OF W1/2 OF S1/2 OF NW1/4
IN OR 1252/430

HAMILTON ANTHONY JOE &/WALKER JOYCE A EST
456175 OLD DIXIE HWY
HILLIARD, FL 32046

2023

34-3N-24-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

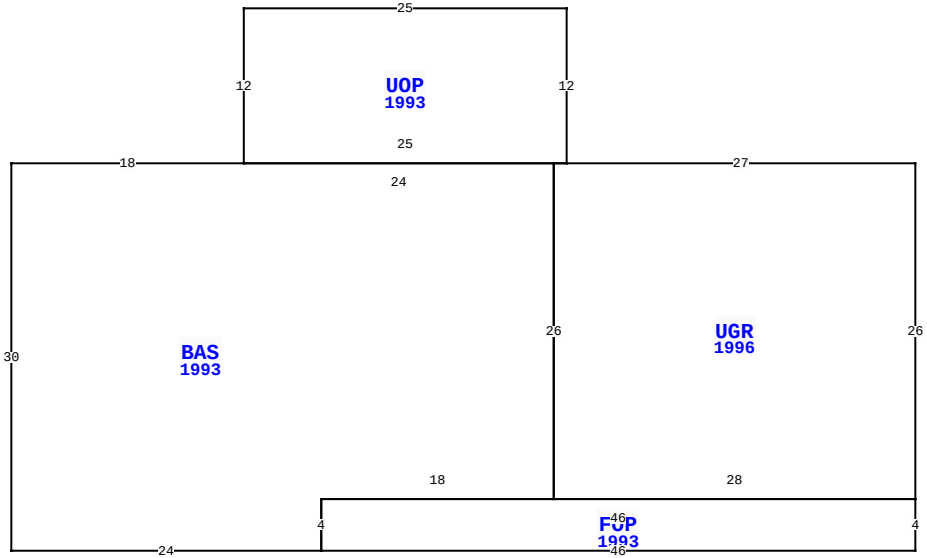
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,188	100	1,188	97,463
FOP	184	30	55	4,512
UGR	728	45	328	26,909
UOP	300	20	60	4,922
TOTALS	2,400		1,631	133,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,631	113.6280	102.55	167,259	1982	1982	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1188 HX Base Yr 2005



456175 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		133,807
TOTAL MARKET OB/XF VALUE		2,376
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		166,183
SOH/AGL Deduction		74,853
ASSESSED VALUE		91,330
TOTAL EXEMPTION VALUE	HX HB DX WR	60,000
BASE TAXABLE VALUE		31,330
TOTAL JUST VALUE		166,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4233	ADDITION	11,976	07/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0430	8/11/2004	WD	Q	I		123,000
GRANTOR: HODGE RODNEY V & CYNT						
GRANTEE: HAMILTON ANTHONY &						
1118/0004	3/03/2003	QC	U	I	01	100
GRANTOR: HODGE RODNEY V & CYNT						
GRANTEE: HODGE RODNEY V & CY						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1996] W27 UOP=[YR=1993] N12 W25 S12 BAS=[YR=1993] W18 S30 E24 FOP=[YR=1993] E46 N4 W46 S4 $ N4 E18 N26 W24 $ E25 $ W1 S26 E28 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	1242	WD DECK A	0	100	7	35	245.00	SF	10.00	10.00	100	1987	1987	3	20	490	
2	0810	CONCRETE A	0	100	26	18	468.00	SF	6.50	6.50	100	1990	1990	3	62	1,886	

LAND DESCRIPTION

TOTAL OB/XF 2,376

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		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/18/2018 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS