SW1/4 OF NW1/4
IN OR 98 PG 522
2011 TOHO DW/MH

HASSELL CLARA J
3559 HASSELL RD
HILLIARD, FL 32046-5583

2024

26-2N-23-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

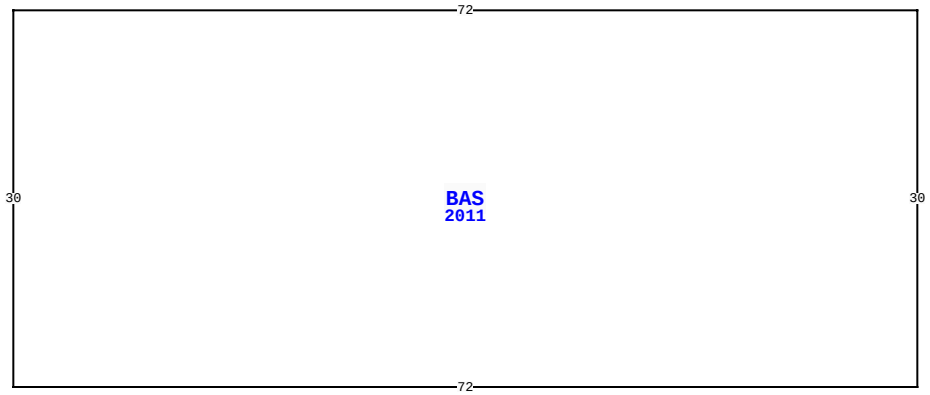
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	140,079
TOTALS	2,160		2,160	140,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	127.1600	95.37	205,999	2011	2011	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2012 Heated Area: 2160 HX Base Yr 2012



3559 HASSELL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	01/30/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		140,079
TOTAL MARKET OB/XF VALUE		8,012
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		194,276
SOH/AGL Deduction		86,290
ASSESSED VALUE		107,986
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		52,986
TOTAL JUST VALUE		498,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5337	CO ISSUED	0	05/11/2011
M16045	H/AC	0	04/01/2011
7225	MH MOVE-ON	20,000	04/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W72 S30 E72 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	0681	POLE SHED	0	100	13	34	442.00	SF	13.50	13.50	100	1989	1989	3	20	1,193	
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
3	0681	POLE SHED	0	100	21	13	273.00	SF	15.00	15.00	100	1990	1990	3	20	819	

LAND DESCRIPTION

TOTAL OB/XF 8,012

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	39.00	AC		1.00	1.00	1.00	415.00	415.00	16,185							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	320,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 40.00 Total Land Value: 46,185 Market: 320,000 Agricultural: 16,185 Common: 30,000 PRINTED 08/06/2024 BY SYS