PT OF SE1/4 OF NE1/4
IN OR 1926/37

MCDANIEL LINDSEY DIANE
457190 OLD DIXIE HWY
HILLIARD, FL 32046

2024

28-3N-24-0000-0001-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

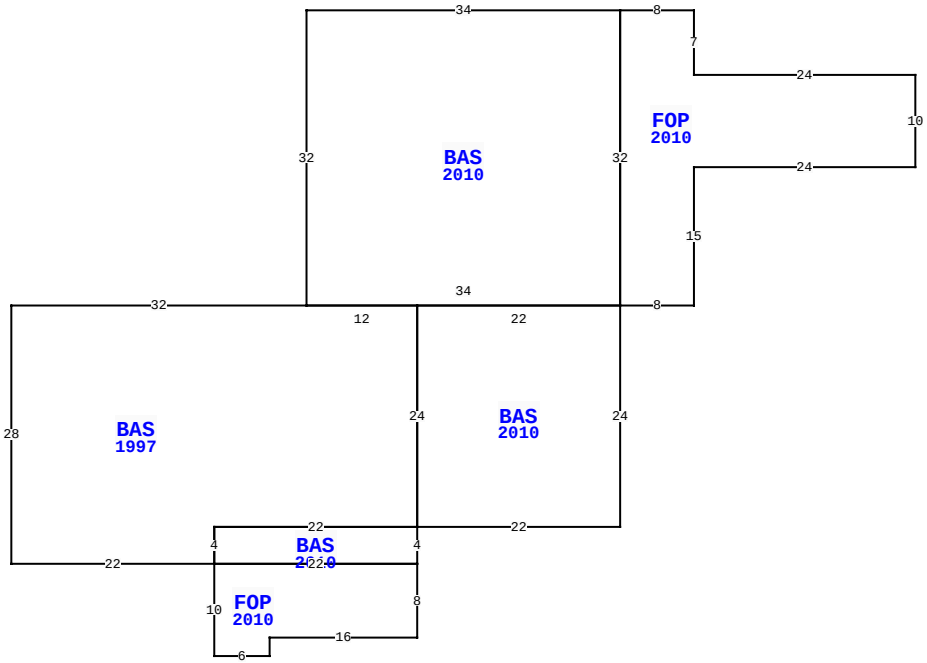
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,144	100	1,144	115,269
BAS	88	100	88	8,867
BAS	528	100	528	53,201
BAS	1,088	100	1,088	109,627
FOP	188	30	56	5,643
FOP	496	30	149	15,013
TOTALS	3,532		3,053	307,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,053	88.0992	110.12	336,196	1997	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2016 Heated Area: 2848 HX Base Yr 2016



457190 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		307,619
TOTAL MARKET OB/XF VALUE		14,822
TOTAL LAND VALUE - MARKET		41,100
TOTAL MARKET VALUE		363,541
SOH/AGL Deduction		160,809
ASSESSED VALUE		202,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,732
TOTAL JUST VALUE		363,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15029	MECH OTHER	0	01/01/2010
B23005	ADDITION	76,834	11/01/2009
R12177	REPAIR/RRF	5,000	11/01/2009
P14021	OTHER	0	11/01/2009
B984890	GARAGE	16,800	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0037	7/01/2014	WD	Q	I	01	105,000
GRANTOR: SECRIST WANDA L						
GRANTEE: MCDANIEL LINDSEY DI						
1807/0686	7/31/2012	WD	U	I	16	50,000
GRANTOR: SECRIST DAVID E						
GRANTEE: SECRIST WANDA L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] W24 N7 W8 BAS=[YR=2010] W34 S32 BAS=[YR=1997] W32 S28 E22 FOP=[YR=2010] S10 E6 N2 E16 N8 BAS=[YR=2010] N4 BAS=[YR=2010] E22 N24 W22 S24$ W22 S4 E22$ W22$ N4 E22 N24 W12$ E34 N32$ S32 E8 N15 E24 N10$.

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	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1998	1998	3	26	6,115	
2	0812	CONCRETE C	0	100	0	0	2,827.00	SF	4.00	4.00	100	1999	1999	3	77	8,707	

LAND DESCRIPTION

TOTAL OB/XF 14,822

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	0004	OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,100							

REVIEW DATE 09/12/2019 BY TWA Total Acres: 1.37 Total Land Value: 41,100 Market: 0 Agricultural: 0 Common: 41,100 PRINTED 08/06/2024 BY SYS