PT LOT 42
IN OR 2522/269
CORNWALL SURVEY PBK O/31

FORD NORMAN L & KANDACE L
36526 BETTS RD
HILLIARD, FL 32046

2024

28-3N-24-2020-0042-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

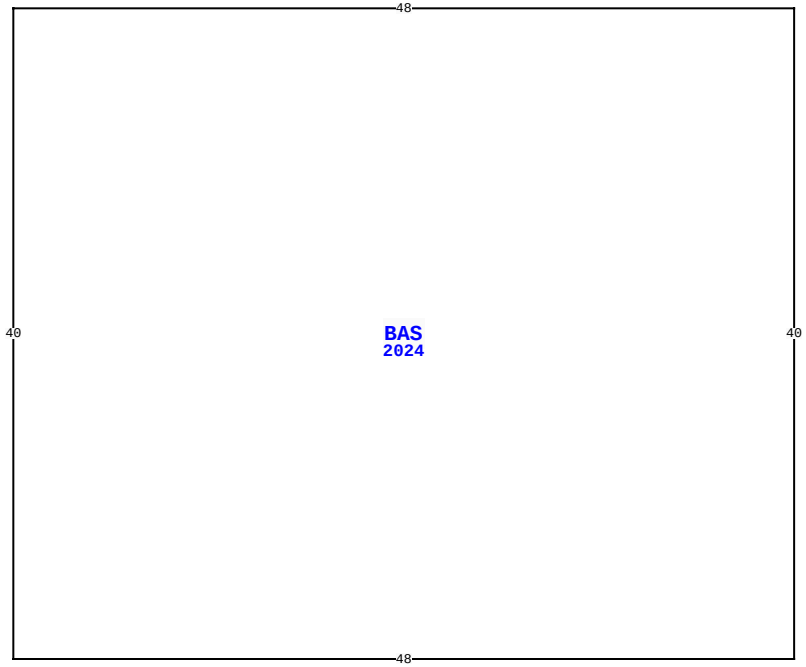
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	34,481
TOTALS	1,920		1,920	34,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,920	51.8420	18.14	34,829	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 1920 HX Base Yr



36526 BETTS RD, 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	34,481
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,200
TOTAL MARKET VALUE	116,681
SOH/AGL Deduction	5,946
ASSESSED VALUE	110,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,735
TOTAL JUST VALUE	116,681
NCON VALUE	34,481
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015308		361,153	11/30/2023
230015308	2659T 1950H 478G	361,153	11/30/2023
230006058	POLE BARN	63,820	05/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0269	12/16/2021	WD	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FORD NORMAN L & KAN						
2514/1848	11/17/2021	WD	Q	V	01	77,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FORD NORMAN L & KAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E48 S40 W48 N40 $
.

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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	2.74	AC		1.00	1.00	1.00	30,000.00	30,000.00	82,200							

REVIEW DATE 04/30/2024 BY WW Total Acres: 2.74 Total Land Value: 82,200 Market: 0 Agricultural: 0 Common: 82,200 PRINTED 08/06/2024 BY SYS