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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,494
TOTAL LAND VALUE - MARKET	338,940
TOTAL MARKET VALUE	25,712
SOH/AGL Deduction	8,177
ASSESSED VALUE	17,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,535
TOTAL JUST VALUE	355,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0702/1606	4/24/1994	WD	U	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

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	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	20	6,610	
4	0680	POLE SHED	0	0	14	12	168.00	SF	10.00	10.00	100	1992	1992	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 16,494

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	22.21	AC		1.00	1.00	1.00	370.00	370.00	8,218							
2	005010	A	SVCE ACRGE	0		OR	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		OR	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: 9,218 Market: 338,940 Agricultural: 9,218 Common: 0 PRINTED 08/06/2024 BY SYS