



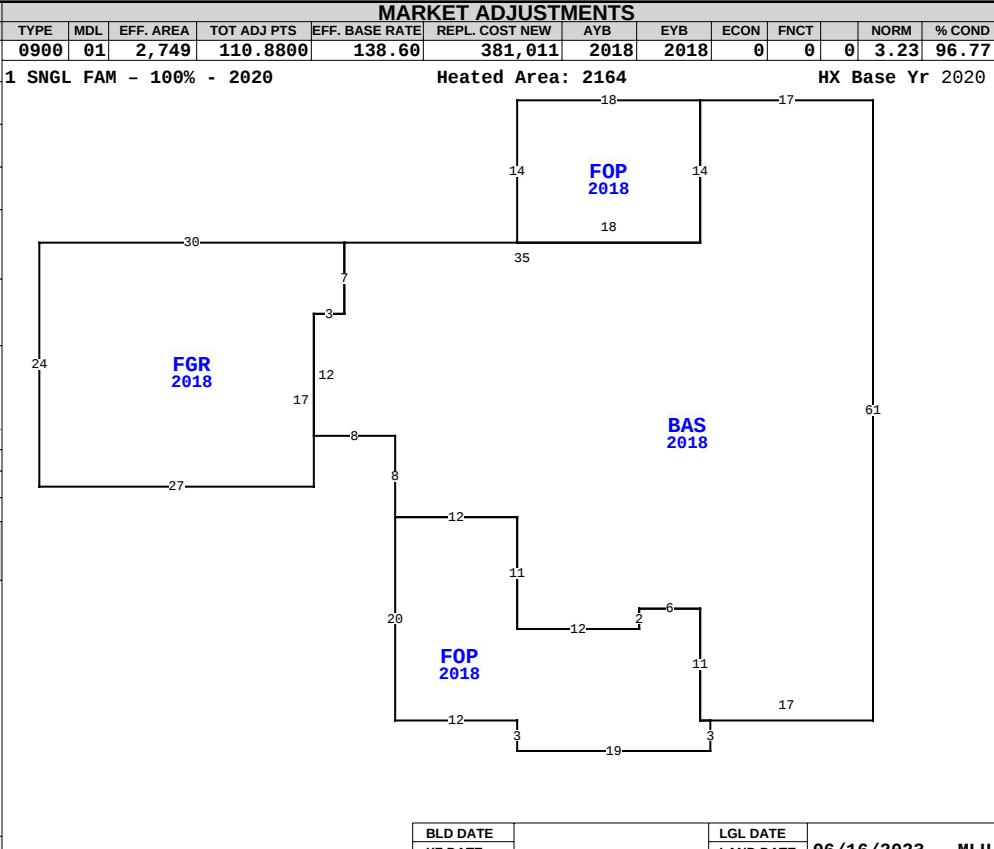
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,164	100	2,164	290,242
FGR	669	55	368	49,358
FOP	252	30	76	10,194
FOP	471	30	141	18,912
TOTALS	3,556		2,749	368,704

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,847.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	6.51	AC	



456260 OLD DIXIE HWY, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		423,139	
TOTAL MARKET OB/XF VALUE		10,596	
TOTAL LAND VALUE - MARKET		123,690	
TOTAL MARKET VALUE		557,425	
SOH/AGL Deduction		183,965	
ASSESSED VALUE		373,460	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		323,460	
TOTAL JUST VALUE		557,425	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		542,377	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009776	CO ISSUED	0	09/25/2018
18003286	GARAGE	76,480	04/23/2018
17006167	NEW CONSTR	299,975	10/05/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2020/0225	12/15/2015	WD	Q	V	01
GRANTOR: HODGES EDNA E LIVING					SALE PRICE
GRANTEE: NAZWORTH KEITH A &					65,000

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W17 FOP=[YR=2018] W18 S14 E18 N14\$ S14 W35											
FGR=[YR=2018] W30 S24 E27 N17 E3 N7\$ S7 W3 S12 E8 S8											
FOP=[YR=2018] S20 E12 S3 E19 N3 W1 N11 W6 S2 W12 N11 W12\$ E12											
S11 E12 N2 E6 S11 E17 N61\$.											

[illegible]

[illegible]