N'LY 495FT OF S1/2 OF W1/2 OF
N1/2 OF NW1/4 OF SEC 34-3N-24E
IN OR 362/225 LYING WEST OF

BETTS MERLE & MARY ANN
456346 OLD DIXIE HIGHWAY
HILLIARD, FL 32046

2024

34-3N-24-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

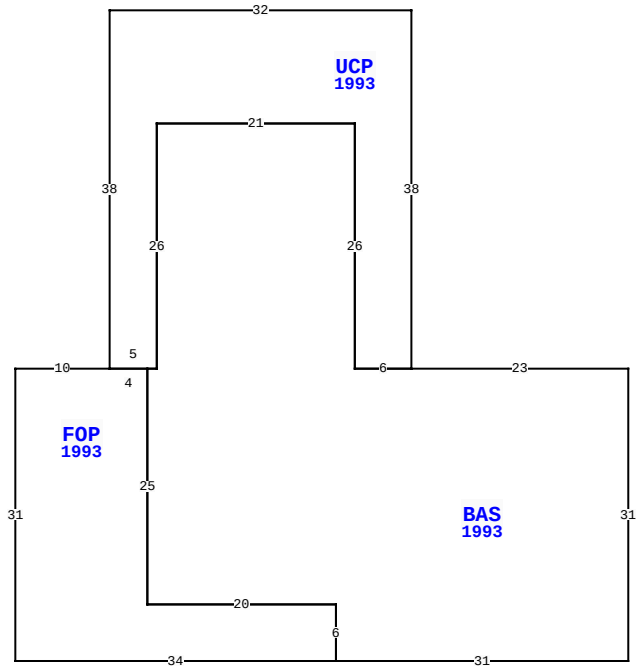
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	08	WD ON PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,007	100	2,007	165,567
FOP	554	30	166	13,694
UCP	670	20	134	11,054
TOTALS	3,231		2,307	190,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,307	121.2652	115.20	265,766	1977	1982	0	0	0	28.39	71.61

1 SINGLE FAM – 100% - 0 Heated Area: 2007 HX Base Yr



456346 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,315
TOTAL MARKET OB/XF VALUE		14,204
TOTAL LAND VALUE - MARKET		122,150
TOTAL MARKET VALUE		236,313
SOH/AGL Deduction		109,588
ASSESSED VALUE		126,725
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,725
TOTAL JUST VALUE		326,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010325	REPAIR/RRF	12,300	09/30/2019
MH003136	MH MOVE-ON	0	06/01/2000
5579	ADDITION	19,720	03/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0362/0225	6/01/1982	FS	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UCP=[YR=1993] N38 W32 S38 FOP=[YR=1993] W10 S31 E34 N6 W20 N25 W4$ E5 N26 E21 S26 E6$ W6 N26 W21 S26 W1 S25 E20 S6 E31 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1983	1983	3	20	1,200	
3	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	1975	1975	3	20	720	
4	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1981	1981	3	35	8,064	
5	0680	POLE SHED	0	100	36	24	864.00	SF	10.00	10.00	100	1981	1981	3	20	1,728	
6	0681	POLE SHED	0	100	6	24	144.00	SF	15.00	15.00	100	1981	1981	3	20	432	
7	0681	POLE SHED	0	100	6	24	144.00	SF	15.00	15.00	100	1981	1981	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 14,204

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.85	AC		1.00	1.00	1.00	370.00	370.00	1,794							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.85	AC		1.00	1.00	1.00	19,000.00	19,000.00	92,150							

REVIEW DATE 03/10/2020 BY TW Total Acres: 5.85 Total Land Value: 31,794 Market: 92,150 Agricultural: 1,794 Common: 30,000 PRINTED 08/06/2024 BY SYS