PT S1/2 OF N1/2 OF W1/2 OF
NW1/4 IN OR 2509/530

NELSON HAILEY RENEE WINDSOR
456307 OLD DIXIE HWY
HILLIARD, FL 32046

2024

34-3N-24-0000-0005-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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		0 100
Quality	03	Quality Level 03

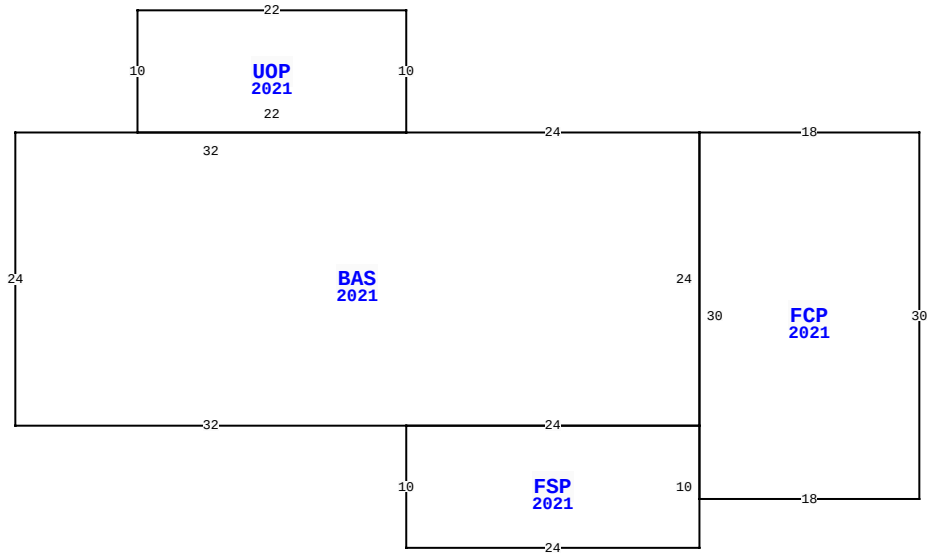
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	34,772
FCP	540	25	135	3,493
FSP	240	60	144	3,726
UOP	220	25	55	1,423
TOTALS	2,344		1,678	43,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,678	123.2000	86.24	144,711	1979	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1344 HX Base Yr 2022



456307 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,413
TOTAL MARKET OB/XF VALUE		1,348
TOTAL LAND VALUE - MARKET		101,460
TOTAL MARKET VALUE		146,221
SOH/AGL Deduction		25,765
ASSESSED VALUE		120,456
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,456
TOTAL JUST VALUE		146,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240005409	REPLACEMENT DOUBL	0	05/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0530	10/19/2021	QC	U	I	11	100

GRANTOR: JOHNSON EDITH J F/K/A
GRANTEE: NELSON HAILEY RENEE

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W18 BAS=[YR=2021] W24 UOP=[YR=2021] N10 W22 S10 E22$ W32 S24 E32 FSP=[YR=2021] S10 E24 N10 W24$ E24 N24$ S30 E18 N30$.

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	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1995	1995	3	23	662	
2	0350	CARPORT WD	0	100	22	12	264.00	SF	13.00	13.00	100	2000	2000	3	20	686	

LAND DESCRIPTION

TOTAL OB/XF 1,348

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		OR	0.00	0.00	5.34	AC		1.00	1.00	1.00	19,000.00	19,000.00	101,460							

REVIEW DATE 07/01/2024 BY WW Total Acres: 5.34 Total Land Value: 101,460 Market: 0 Agricultural: 0 Common: 101,460 PRINTED 08/06/2024 BY SYS