PT OF LOT 42
IN OR 2232/1323
DUNN SURVEY

BALLANCE ASHLEY
36146 BETTS RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0042-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

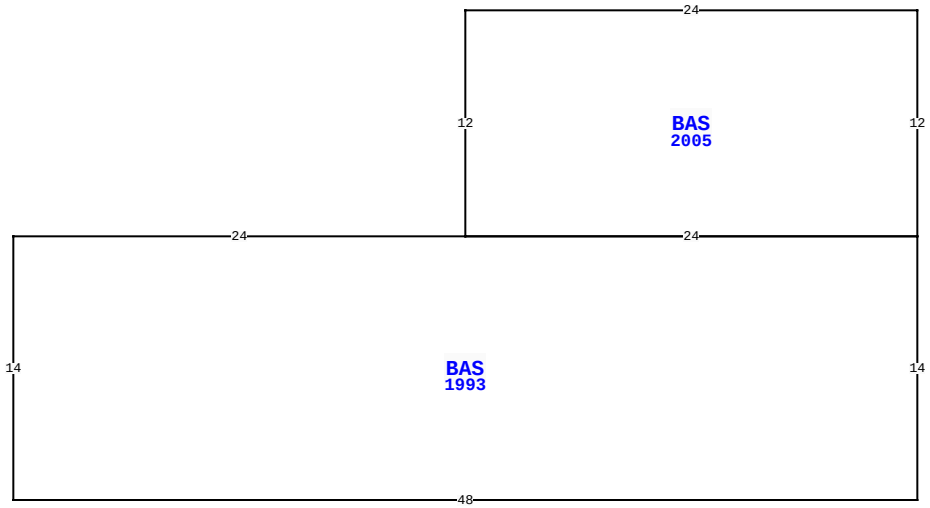
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	13,386
BAS	288	100	2005	288	5,737
TOTALS	960			960	19,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	83.0000	66.40	63,744	1984	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



371049 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,123
TOTAL MARKET OB/XF VALUE	2,970
TOTAL LAND VALUE - MARKET	68,040
TOTAL MARKET VALUE	90,133
SOH/AGL Deduction	23,635
ASSESSED VALUE	66,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,498
TOTAL JUST VALUE	90,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15716	ADDITION	1,525	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1323	9/04/2018	QC	U	I	11	100
GRANTOR: NUTTY RANDY A						
GRANTEE: BALLANCE ASHLEY						
0699/0359	2/25/1994	WD	Q	V		18,800
GRANTOR: MIZELL KATHRYN J						
GRANTEE: NUTTY RANDY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S14 E48 N14 BAS=[YR=2005] N12 W24 S12 E24$ W24$.

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	0	26	28	728.00	SF	6.00	6.00	100	2013	2013	3	68	2,970	

LAND DESCRIPTION

TOTAL OB/XF 2,970

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	000100	C	RES	0		OR	0.00	0.00	2.43	AC		1.00	1.00	0.80	35,000.00	28,000.00	68,040							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 2.43 Total Land Value: 68,040 Market: 0 Agricultural: 0 Common: 68,040 PRINTED 07/30/2025 BY SYS