LOT 57 & S 1/2 OF LOT 58
IN OR 1501/377
(EX R/W OR 489/513)

BREEDING MICHAEL
1774 TREELAND AV
MIDDLEBURG, FL 32068

2025

15-3N-23-2020-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

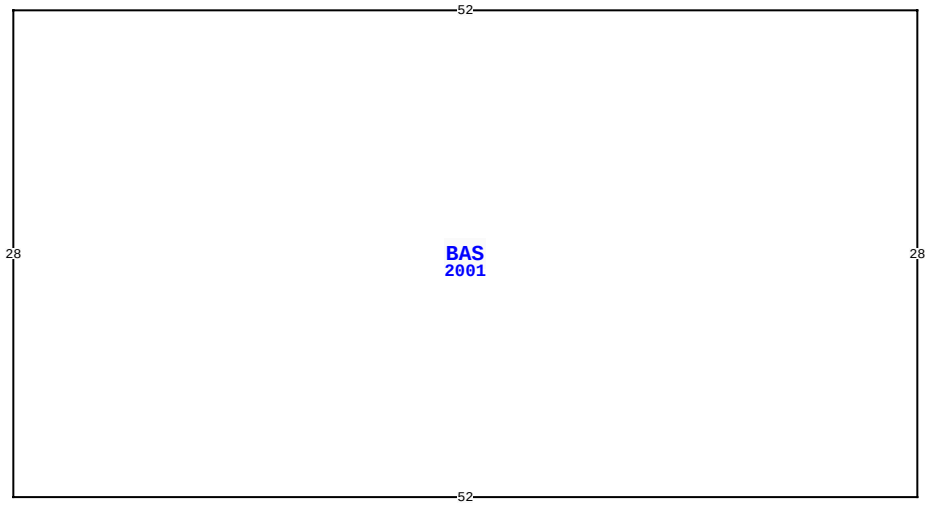
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2001	1,456	64,038
TOTALS	1,456			1,456	64,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	117.6000	99.96	145,542	2000	2000	0	0	0	56.00	44.00

2 M/H 94+ – 0% - 0 Heated Area: 1456 HX Base Yr



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,038
TOTAL MARKET OB/XF VALUE	13,948
TOTAL LAND VALUE - MARKET	225,525
TOTAL MARKET VALUE	303,511
SOH/AGL Deduction	83,908
ASSESSED VALUE	219,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,603
TOTAL JUST VALUE	303,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996716	DEMOLITION	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/0377	5/24/2007	QC	Q	I	01	100
GRANTOR: BREEDING DENVER & MIC						
GRANTEE: BREEDING MICHAEL						
1448/1557	10/02/2006	QC	Q	I	01	100
GRANTOR: WAGER WINIFRED VIRGIN						
GRANTEE: GUINN JOHN C & BREN						

17433 BELL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0510	GARAGE WD-	0	0	0	0	1,280.00	SF	29.75	29.75	100	1980	1980	3	20	7,616	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	0752	USP	0	0	24	14	336.00	SF	15.00	15.00	100	2013	2013	3	68	3,427	

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S28 E52 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 13,948

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	0007	OR	0.00	0.00	14.55	AC		1.00	1.00	1.00	15,500.00	15,500.00	225,525							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 14.55 Total Land Value: 225,525 Market: 0 Agricultural: 0 Common: 225,525 PRINTED 07/30/2025 BY SYS