LOTS 50 & 51 IN OR 1817/252
(EX R/W IN OR 260/529 & EX PT
OF LOT 51 IN OR 1817/256)

BELL DONALD GARY
36184 BALLAD LANE
HILLIARD, FL 32046

2025

21-3N-24-2020-0050-0000

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

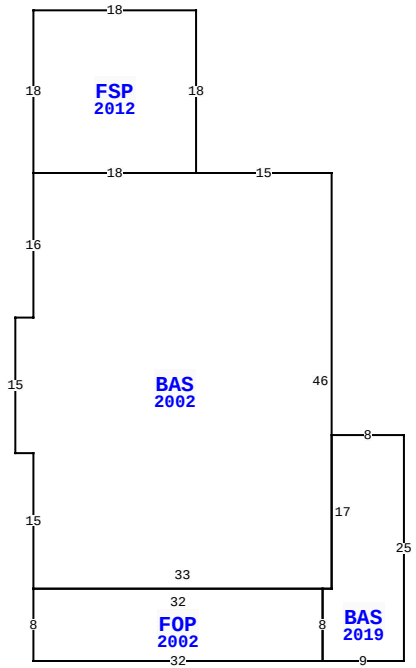
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	2002	1,548	135,483
BAS	208	100	2019	208	18,204
FOP	256	30	2002	77	6,739
FSP	324	40	2012	130	11,378
TOTALS	2,336			1,963	171,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,963	107.0650	107.06	210,159	1924	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 0 Heated Area: 1756 HX Base Yr 1990



36184 BALLAD LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,673
TOTAL MARKET OB/XF VALUE		3,563
TOTAL LAND VALUE - MARKET		256,650
TOTAL MARKET VALUE		464,886
SOH/AGL Deduction		109,527
ASSESSED VALUE		355,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,637
TOTAL JUST VALUE		464,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014938	NEW CONSTR	0	08/01/2001
B007314	FOUNDATION	2,500	07/01/2000
E952228	CHNGE SRVC	0	12/01/1995
8112	GARAGE	41,800	05/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1817/0252	10/03/2012	QC	U	I	11	100

GRANTOR: BELL DONALD GARY & WE
GRANTEE: BELL DONALD GARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 FSP=[YR=2012] N18 W18 S18 E18$ W18 S16 W2 S15 E2 S15 FOP=[YR=2002] S8 E32 BAS=[YR=2019] E9 N25 W8 S17 W1 S8$ N8 W32$ E33 N46$.

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	0811	CONCRETE B	0	100	20	40	800.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,267	
2	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	1940	1940	3	20	1,296	

LAND DESCRIPTION

TOTAL OB/XF 3,563

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	14,500							
2	000100	C	RES	100		OR			16.70	AC		1.00	1.00	1.00	14,500.00	14,500.00	242,150							

REVIEW DATE 03/06/2024 BY WWA Total Acres: 17.70 Total Land Value: 256,650 Market: 0 Agricultural: 0 Common: 256,650 PRINTED 07/30/2025 BY SYS

LOTS 50 & 51 IN OR 1817/252
(EX R/W IN OR 260/529 & EX PT
OF LOT 51 IN OR 1817/256)

BELL DONALD GARY
36184 BALLAD LANE
HILLIARD, FL 32046

2025

21-3N-24-2020-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

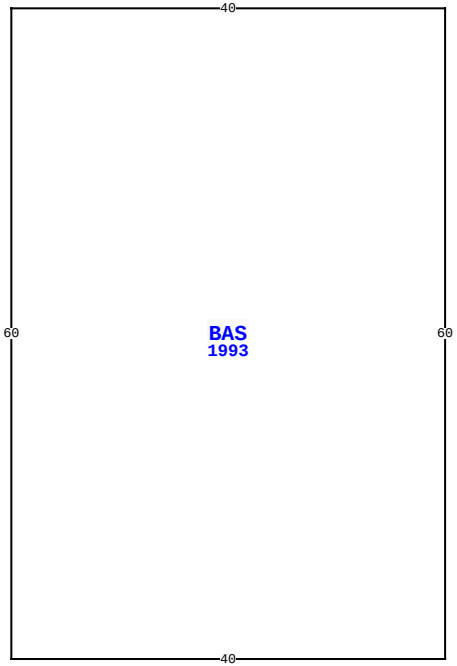
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1993	2,400	32,868
TOTALS	2,400			2,400	32,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	2,400	74.0250	27.39	65,736	1970	1970	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 2400 HX Base Yr 1990



36184 BALLAD LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,673
TOTAL MARKET OB/XF VALUE		3,563
TOTAL LAND VALUE - MARKET		256,650
TOTAL MARKET VALUE		464,886
SOH/AGL Deduction		109,527
ASSESSED VALUE		355,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,637
TOTAL JUST VALUE		464,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1817/0252	10/03/2012	QC	U	I	11	100

GRANTOR: BELL DONALD GARY & WE

GRANTEE: BELL DONALD GARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S60 E40 N60$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/06/2024 BY WWA Total Acres: 17.70 Total Land Value: 256,650 Market: 0 Agricultural: 0 Common: 256,650 PRINTED 07/30/2025 BY SYS