

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		1 100	
Frame	05	STEEL 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality		06	Quality Level 06
DOR CODE		0700	MISC RESIDENTIAL
MAP NUM			MKT AREA 09
NEIGHBORHOOD/LOC		9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,000	100	2021
TOTAL ADJ AREA	2,000	SUBAREA MARKET VALUE	
		57,662	
TOTALS	2,000		2,000 57,662

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0150	01	2,000	55.2230	29.27	58,540	2021	2021	0	0	1.50	98.50														
1 ACCESSORY U - 0% - 0 Heated Area: 2000 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/21/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/21/2025	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		57,662	
TOTAL MARKET OB/XF VALUE		18,096	
TOTAL LAND VALUE - MARKET		139,600	
TOTAL MARKET VALUE		215,358	
SOH/AGL Deduction		27,688	
ASSESSED VALUE		187,670	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		187,670	
TOTAL JUST VALUE		215,358	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,497	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014342	40X50 MTL FGR	102,560	10/19/2021
21005583	432SF SHED	22,152	05/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/430	8/23/2023	QC	U	I	11	100
GRANTOR: LOWE TYLER & HALEY						
GRANTEE: BESSETTE PHILIP WIL						
2451/0404	3/05/2021	WD	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: BESSETTE PHILIP WIL						

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
1	0940	SHEDS/PORT	0	0 32 14	448.00	SF	30.00	30.00	100	2021	2021	3	90	12,096	
2	0937	WELL	0	0 0 0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

BUILDING NOTES													
457591 OLD DIXIE HWY, HILLIARD													

BUILDING DIMENSIONS													
BAS=[YR=2021] W50 S40 E50 N40\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500							
2	009605	C	WETLANDS	0		OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,100							