LOT 3
CORNWALL SURVEY SEC 27-3N-24E
PBK 0/31

TAYLOR BRANDON C & KELLI C
457379 OLD DIXIE HWY
HILLIARD, FL 32046

2025

27-3N-24-2020-0003-0000

BUILDING CHARACTERISTICS

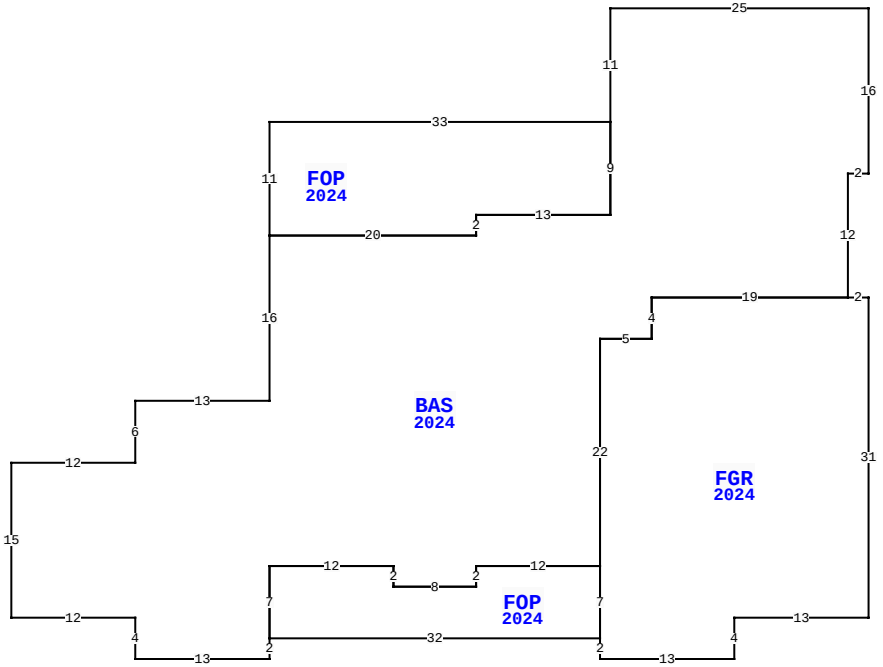
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	2,273	100	2024	2,273	331,176
FGR	838	55	2024	461	67,168
FOP	208	30	2024	62	9,033
FOP	337	30	2024	101	14,716
TOTALS	3,656			2,897	422,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,897	92.2140	145.70	422,093	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2273 HX Base Yr 2024



457379 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		422,093
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,300
TOTAL MARKET VALUE		512,393
SOH/AGL Deduction		0
ASSESSED VALUE		512,393
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		461,671
TOTAL JUST VALUE		512,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007241	CO ISSUED		06/06/2023
22009395	NEW CONSTR	379,318	06/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1657	6/08/2020	WD	Q	V	01	76,500
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: TAYLOR BRANDON C &						
2270/1464	4/25/2019	SW	Q	V	05	1,490,100
GRANTOR: CASSIDY CAROL T & RIC						
GRANTEE: G&H LAND AND TIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,-10] W25 S11 S9 W13 S2 W20 S16 W13 S6 W12 S15 E12 S4 E13 N2 N7 E12 S2 E8 N2 E12 N22 E5 N4 E19 N12 E2 N16 $
FOP=[YR=2024;ORIG=115,1] W33 S11 E20 N2 E13 N9 $
FGR=[YR=2024;ORIG=140,18] S31 W13 S4 W13 N2 N7 N22 E5 N4 E19 E2 $
FOP=[YR=2024;ORIG=114,44] W12 S2 W8 N2 W12 S7 E32 N7 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RS-E	0.00	0.00	5.50	AC		1.00	1.00	0.80	19,500.00	15,600.00	85,800							
2	009605	C	WETLANDS	100		OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	4,500							

REVIEW DATE 06/26/2023 BY WW Total Acres: 10.00 Total Land Value: 90,300 Market: 0 Agricultural: 0 Common: 90,300 PRINTED 07/30/2025 BY SYS