

SE1/4 OF NE1/4
IN OR 2570/1778
EX 1-22

COOKE SHERWOOD III & KRISTINA
457146 OLD DIXIE HWY
HILLIARD, FL 32046

2025

28-3N-24-0000-0001-0090



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	05	AVERAGE 100	0100	01	2,593	103.2960	103.30	267,857	2001	2001	0	0	0	11.25	88.75	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2053										
Roof Cover	12	MODULAR MT 100														HX Base Yr 2023										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 80																								
Interior Floo	11	CLAY TILE 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		2 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
BUD8 Adjustme	04	DIST 01 100																								
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	1,861	100	2001	1,861	170,614																					
BAS	192	100	2008	192	17,603																					
FOP	56	30	2001	17	1,558																					
FOP	70	30	2001	21	1,925																					
FOP	324	30	2001	97	8,893																					
UGR	900	45	2001	405	37,130																					
TOTALS			3,403		2,593	237,723																				
EXTRA FEATURES						457146 OLD DIXIE HWY, HILLIARD																				
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	0811	CONCRETE B	0	100	0	0	561.00	SF	5.20	5.20	100	2001	2001	3	79	2,305										
2	0510	GARAGE WD-	0	100	48	24	1,152.00	SF	35.00	35.00	100	1999	1999	3	26	10,483										
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	64	3,200										
LAND DESCRIPTION																										
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									
1	000100	C	RES	100	0006	OR	0.00	0.00	8.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	165,750									
REVIEW DATE 05/12/2019 BY KBA Total Acres: 8.50 Total Land Value: 165,750 Market: 0 Agricultural: 0 Common: 165,750 PRINTED 07/30/2025 BY SYS																										

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025 MLU

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1778	6/09/2022	WD	Q	I	01	406,500

GRANTOR: SECRIST WANDA L A/K/A

GRANTEE: COOKE SHERWOOD WALL

1859/0250	5/31/2013	QC	U	I	11	100
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GRANTOR: SECRIST WANDA L

GRANTEE: SECRIST WANDA L

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2001] W30 S30 FOP=[YR=2001] S10 FOP=[YR=2001] W1
BAS=[YR=2008] W29 BAS=[YR=2001] W15 S18 W2 S14 E2 S15 E13
N2 E8 FOP=[YR=2001] E31 N24 W7 S7 R2 D2 S4 D2 L2 S2 W24
S7 S N7 E24 N2 R2 U2 N4 U2 L2 N7 E10 N13 W3 N1 W8 N3 W7
S2 W6 S2 W16 N8S S8 E16 N2 E6 N2 E7 N4S S7 E8 N7 W7S E7 N10
W7S E30 N30S.