PT OF NE1/4 OF SE1/4
IN OR 2672/215

DUROCHER HOLLIE R
36027 BETTS ROAD
HILLIARD, FL 32046

2025

28-3N-24-0000-0001-0200

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

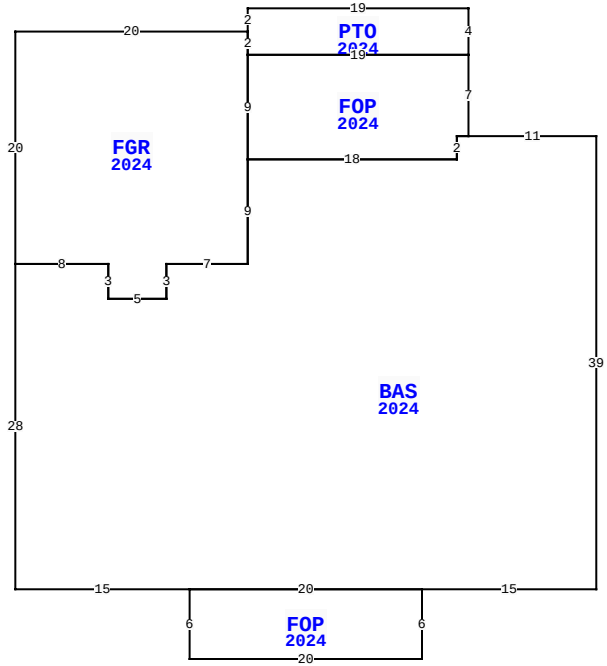
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100	2024	1,679	251,766
FGR	415	55	2024	228	34,189
FOP	120	30	2024	36	5,398
FOP	169	30	2024	51	7,647
PTO	76	5	2024	4	600
TOTALS	2,459			1,998	299,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,998	113.6016	149.95	299,600	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1679 HX Base Yr 2024



36027 BETTS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,600
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		347,600
SOH/AGL Deduction		214,828
ASSESSED VALUE		132,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,050
TOTAL JUST VALUE		347,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012640	CO ISSUED		10/02/2023
23000583	NEW CONSTR	277,268	01/17/2023
22008887	DEMOLITION	3,000	06/09/2022
B21516	DEMOLITION	2,000	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/215	10/04/2023	WD	Q	I	01	413,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: DUROCHER HOLLIE R						
2564/0990	5/19/2022	SW	Q	I	01	55,000
GRANTOR: FIRST COAST INC						
GRANTEE: BISHOP DAVID W & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,10] W11 W1 S2 W18 S9 W7 S3 W5 N3 W8 S28 E15 E20 E15 N39 $
FOP=[YR=2024;ORIG=115,49] S6 E20 N6 W20 $
FGR=[YR=2024;ORIG=100,1] E20 S2 S9 S9 W7 S3 W5 N3 W8 N20 $
FOP=[YR=2024;ORIG=120,3] E19 S7 W1 S2 W18 N9 $
PTO=[YR=2024;ORIG=120,3] N2 N2 E19 S4 W19 $
.

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	1	100	0	0	577.00	SF	5.20	5.20	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/02/2023 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS