SW1/4 OF NE1/4 OF SE1/4
IN OR 1634/1132
(EX 1 ACRE IN NW CORNER) &

TAYLOR MARY E
36201 BETTS ROAD
HILLIARD, FL 32046

2025

28-3N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

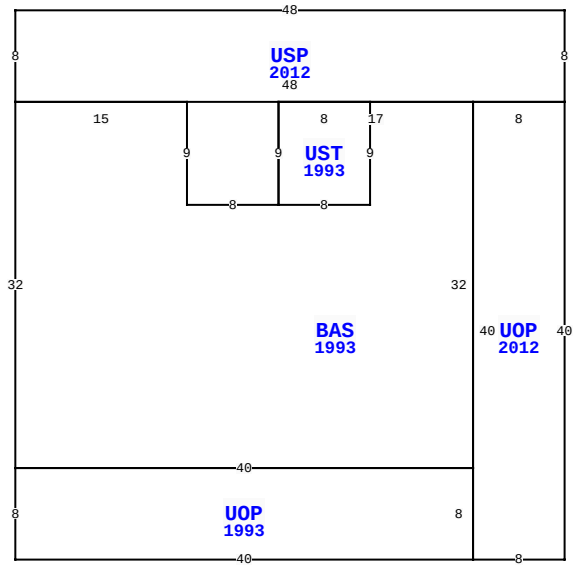
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	

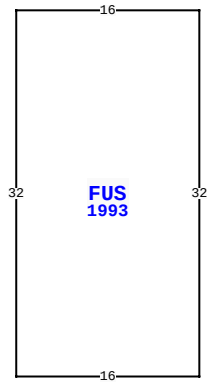
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1993	1,208	107,917
FUS	512	100	1993	512	45,740
UOP	320	20	1993	64	5,718
UOP	320	20	2012	64	5,718
USP	384	30	2012	115	10,274
UST	72	45	1993	32	2,859
TOTALS	2,816			1,995	178,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,995	107.3100	107.31	214,083	1980	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2010 Heated Area: 1720 HX Base Yr 2010





36201 BETTS RD, 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		178,224
TOTAL MARKET OB/XF VALUE		61,335
TOTAL LAND VALUE - MARKET		175,500
TOTAL MARKET VALUE		415,059
SOH/AGL Deduction		227,899
ASSESSED VALUE		187,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,438
TOTAL JUST VALUE		415,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6187	CHNGE SRVC	1,000	09/11/1989
5935	GARAGE	10,608	08/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1634/1132	8/05/2009	WD	U	I	19	125,000
GRANTOR: PLUMMER TIFFANY CAROL						
GRANTEE: TAYLOR MARY E						
0091/0222	1/01/1969	TA	U	V		2,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W48 S8 BAS=[YR=1993] S32 UOP=[YR=1993] S8 E40
UOP=[YR=2012] E8 N40 W8 S40$ N8 W40$ E40 N32 W17
UST=[YR=1993] E8 S9 W8 N9$ S9 W8 N9 W15$ E48 N8 $ PTR=E15
FUS=[YR=1993] E16 S32 W16 N32 $ W15 $.

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	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1989	1989	3	54.5	13,603	
2	0200	BARN WD 0-	0	100	48	32	1,536.00	SF	20.00	20.00	100	2010	2010	3	56	17,203	
3	0811	CONCRETE B	0	100	0	0	933.00	SF	5.20	5.20	100	2016	2016	3	95	4,609	
4	0511	GARAGE CB-	0	100	30	24	720.00	SF	40.00	40.00	100	2010	2010	3	90	25,920	

LAND DESCRIPTION

TOTAL OB/XF 61,335

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	0005	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/30/2025 BY SYS