W1/2 OF LOT 43 IN OR 146/69 &
OR 196/337
CORNWALL SURVEY PBK O/31

SCOTT PHYLLIS L
36485 BETTS RD
HILLIARD, FL 32046

2025

28-3N-24-2020-0043-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

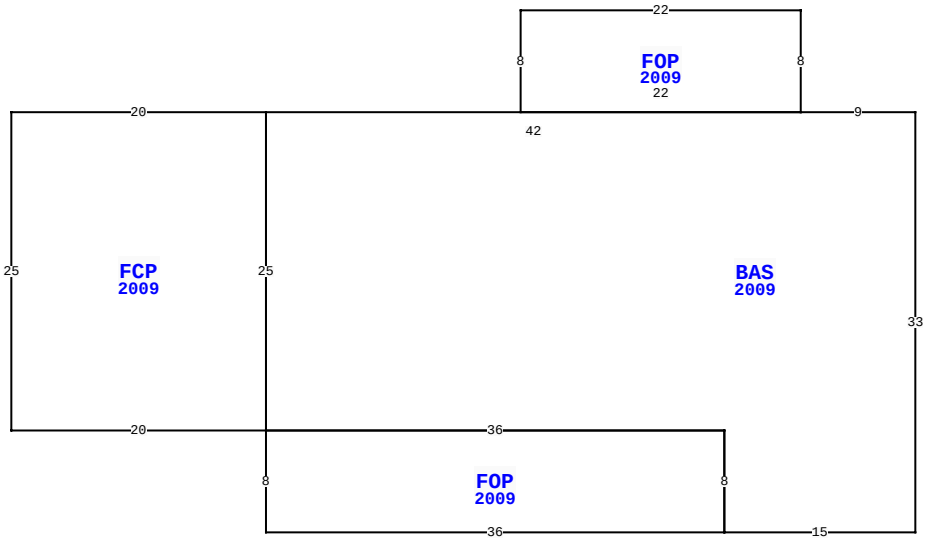
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	1,395	100	2009	1,395	178,139
FCP	500	25	2009	125	15,963
FOP	176	30	2009	53	6,768
FOP	288	30	2009	86	10,982
TOTALS	2,359			1,659	211,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,659	137.3100	137.31	227,797	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 0 Heated Area: 1395 HX Base Yr



36485 BETTS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,851
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		147,375
TOTAL MARKET VALUE		258,423
SOH/AGL Deduction		166,264
ASSESSED VALUE		92,159
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		36,437
TOTAL JUST VALUE		359,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22176	CO ISSUED	0	05/07/2009
M14314	MECH OTHER	0	01/01/2009
P13623	OTHER	0	01/01/2009
E21516	ELEC OTHER	0	12/01/2008
R11710	REPAIR/RRF	5,000	12/01/2008
B22176	NEW CONSTR	154,638	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0146/0069	1/01/1973	WD	Q	V		2,500
GRANTOR:						
GRANTEE:						
0144/0390	1/01/1973	WD	Q	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W9 FOP=[YR=2009] N8 W22 S8 E22$ W42
FCP=[YR=2009] W20 S25 E20 FOP=[YR=2009] S8 E36 N8 W36 $
N25$ S25 E36 S8 E15 N33$.

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.25	AC		1.00	1.00	1.00	370.00	370.00	1,572							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.25	AC		1.00	1.00	1.00	19,500.00	19,500.00	102,375							

REVIEW DATE 05/28/2020 BY TWA Total Acres: 5.25 Total Land Value: 46,572 Market: 102,375 Agricultural: 1,572 Common: 45,000 PRINTED 07/30/2025 BY SYS