PT OF LOT 44 IN OR 225/272
(EX PT IN OR 711/1624)
CORNWALL SURVEY PBK O/31

SCOTT ALEX B & PHYLLIS T
36485 BETTS RD
HILLIARD, FL 32046

2025

28-3N-24-2020-0044-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BETTS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,405
TOTAL LAND VALUE - MARKET	102,375
TOTAL MARKET VALUE	9,347
SOH/AGL Deduction	2,423
ASSESSED VALUE	6,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,924
TOTAL JUST VALUE	109,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941408	NEW CONSTR	80,000	10/01/1994
8084	MH MOVE-ON	12,000	03/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0225/0272	1/01/1976	WD	Q	V		5,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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	0350	CARPORT WD	0	0	40	40	1,600.00	SF	13.00	13.00	100	1997	1997	3	20	4,160	
2	0350	CARPORT WD	0	0	48	26	1,248.00	SF	13.00	13.00	100	2000	2000	3	20	3,245	

LAND DESCRIPTION

TOTAL OB/XF 7,405

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	006005	A	PASTURE - GR	0		OR	0.00	0.00	5.25	AC		1.00	1.00	1.00	370.00	370.00	1,942							
2	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 07/10/2020 BY TWA Total Acres: 5.25 Total Land Value: 1,942 Market: 102,375 Agricultural: 1,942 Common: 0 PRINTED 07/30/2025 BY SYS