ELY 330'OF LOTS 61-64 (S-1) &
S-2 OF LOTS 63 & 64
OR 220/116 & OR 702/1606

BETTS MERLE & MARY ANN
456346 OLD DIXIE HIGHWAY
HILLIARD, FL 32046

2025

33-3N-24-2020-0061-0010

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

OLD DIXIE HWY, 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	15,358
TOTAL LAND VALUE - MARKET	351,045
TOTAL MARKET VALUE	24,576
SOH/AGL Deduction	6,782
ASSESSED VALUE	17,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,794
TOTAL JUST VALUE	366,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0702/1606	4/24/1994	WD	Q	V	06	15,000
GRANTOR: CASSIDY CAROL TRUSTEE						
GRANTEE: BETTS MERLE & MARY						
0220/0116	1/01/1976	WD	Q	V		1,000
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
2	0681	POLE SHED	0	0	54	54	2,916.00	SF	15.00	15.00	100	1993	1993	3	20	8,748	
3	0201	BARN WD 10	0	0	36	54	1,944.00	SF	17.00	17.00	100	1994	1994	3	20	6,610	

LAND DESCRIPTION

TOTAL OB/XF 15,358

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	22.21	AC		1.00	1.00	1.00	370.00	370.00	8,218							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	24.21	AC		1.00	1.00	1.00	14,500.00	14,500.00	351,045							

REVIEW DATE 11/15/2024 BY WWA Total Acres: 24.21 Total Land Value: 9,218 Market: 351,045 Agricultural: 9,218 Common: 0 PRINTED 07/30/2025 BY SYS