PT OF LOT 64 (S-3) &
PARCEL 4 SEC 34-3N-24
IN OR 1933/1295

BETTS MERLE & MARY ANN ET AL/HADDOCK LEROY GLENN &
456346 OLD DIXIE HWY
HILLIARD, FL 32046

2025

33-3N-24-2020-0064-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL

MAP NUM | MKT AREA 09

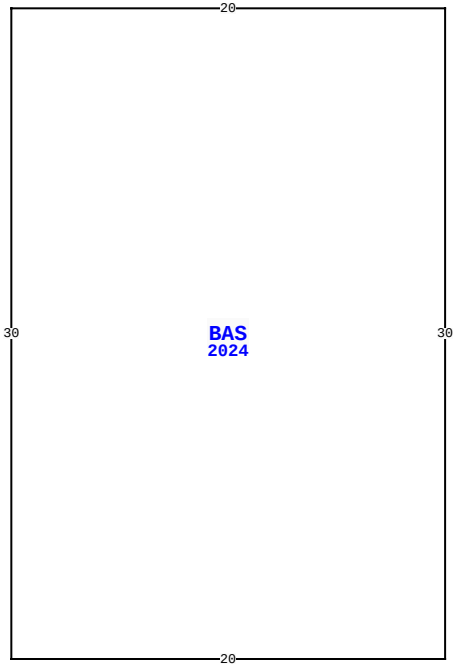
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2024	600	13,900
TOTALS	600			600	13,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES – 0% - 2025 Heated Area: 600 HX Base Yr



456488 OLD DIXIE HWY, HILLIARD

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

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,900
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	70,900
SOH/AGL Deduction	25,875
ASSESSED VALUE	45,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,025
TOTAL JUST VALUE	70,900
NCON VALUE	13,900
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008216		38,514	07/12/2024
23006441	CO ISSUED		12/21/2023
230011795	DWMH		09/15/2023
E20878	ELEC OTHER	0	06/01/2008
P13295	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/1295	8/22/2014	QC	U	I	11	100
GRANTOR: HADDOCK GLENN ERIC						
GRANTEE: BETTS MERLE & MARY						
1792/0378	5/04/2012	WD	U	I	30	100
GRANTOR: HADDOCK LEROY GLENN &						
GRANTEE: HADDOCK GLENN ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] E20 S30 W20 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	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 10/08/2024 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS