IN OR 2748/1781

MILTON JASON
3465 DIAMOND BACK TRAIL
HILLIARD, FL 32046

2025

34-2N-23-0000-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

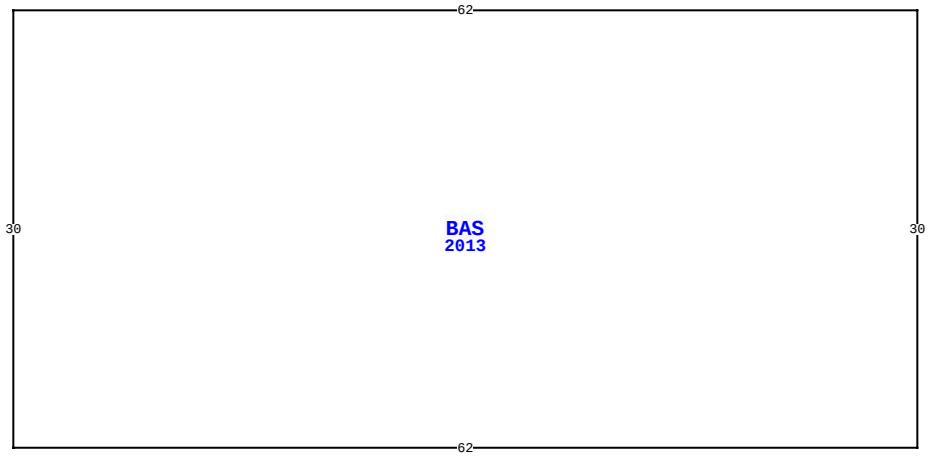
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2013	1,860	129,263
TOTALS	1,860			1,860	129,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	116.8000	99.28	184,661	2013	2013	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2009 Heated Area: 1860 HX Base Yr 2009



3465 DIAMOND BACK TRL, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,229
TOTAL MARKET OB/XF VALUE		6,292
TOTAL LAND VALUE - MARKET		106,080
TOTAL MARKET VALUE		272,601
SOH/AGL Deduction		114,085
ASSESSED VALUE		158,516
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,794
TOTAL JUST VALUE		272,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M18506	H/AC	0	07/01/2013
P16684	NEW CONSTR	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2748/1781	11/06/2024	QC	U	I	11	100
GRANTOR: MILTON JASON & KARLA						
GRANTEE: MILTON JASON						
1598/0968	12/29/2008	AD	U	I	25	162,000
GRANTOR: WILSON GREGORY J & LI						
GRANTEE: MILTON JASON & KARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W62 S30 E62 N30$.

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1999	1999	3	20	288	
2	0200	BARN WD 0-	0	100	29	20	580.00	SF	20.00	20.00	100	2000	2000	3	27	3,132	
3	0681	POLE SHED	0	100	29	11	319.00	SF	15.00	15.00	100	2003	2003	3	30	1,436	
4	0681	POLE SHED	0	100	29	11	319.00	SF	15.00	15.00	100	2003	2003	3	30	1,436	

LAND DESCRIPTION

TOTAL OB/XF 6,292

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	5.44	AC		1.00	1.00	1.00	19,500.00	19,500.00	106,080							

REVIEW DATE 06/20/2024 BY WWA Total Acres: 5.44 Total Land Value: 106,080 Market: 0 Agricultural: 0 Common: 106,080 PRINTED 07/30/2025 BY SYS

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Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 09

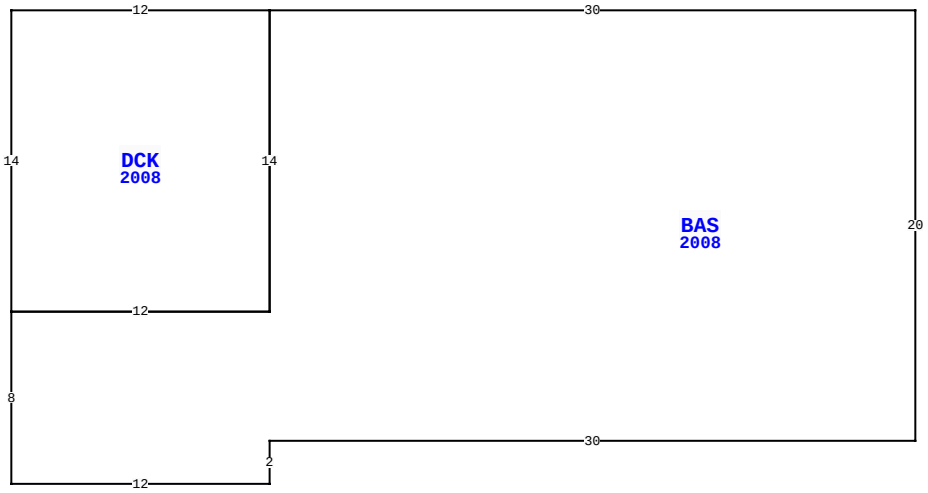
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	2008	696	30,227
DCK	168	10	2008	17	739
TOTALS	864			713	30,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	713	91.3000	48.39	34,502	2003	2003	0	0	0	10.25	89.75

2 ACCESORY U – 100% - 2009 Heated Area: 696 HX Base Yr 2009



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GRANTOR: WILSON GREGORY J & LI						
GRANTEE: MILTON JASON & KARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W30 DCK=[YR=2008] W12 S14 E12 N14$ S14 W12 S8 E12 N2 E30 N20$.

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

REVIEW DATE 06/20/2024 BY WWA Total Acres: 5.44 Total Land Value: 106,080 Market: 0 Agricultural: 0 Common: 106,080 PRINTED 07/30/2025 BY SYS