PT OF W1/2 OF S1/2 OF NW1/4
IN OR 2795/255

AKERS WILLIAM C/JOHNSON-AKERS KAREN G
456175 OLD DIXIE HWY
HILLIARD, FL 32046

2025

34-3N-24-0000-0003-0030

BUILDING CHARACTERISTICS

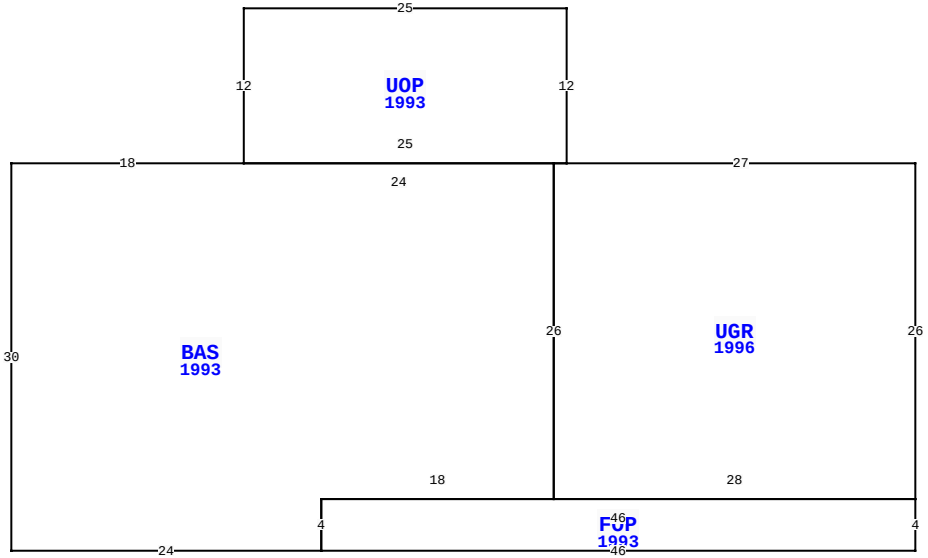
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,188	100	1993	1,188	106,644
FOP	184	30	1993	55	4,938
UGR	728	45	1996	328	29,444
UOP	300	20	1993	60	5,386
TOTALS	2,400			1,631	146,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,631	113.6280	113.63	185,331	1982	1982	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1188 HX Base Yr



456175 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
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	1242	WD DECK A	0	0	7	35	245.00	SF	10.00	10.00	100	1987	1987	3	20	490	
2	0810	CONCRETE A	0	0	26	18	468.00	SF	6.50	6.50	100	1990	1990	3	57	1,734	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	146,411
TOTAL MARKET OB/XF VALUE	2,224
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	193,635
SOH/AGL Deduction	0
ASSESSED VALUE	193,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,635
TOTAL JUST VALUE	193,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4233	ADDITION	11,976	07/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/255	6/05/2025	WD	Q	I	01	265,000
GRANTOR: WALKER RAYMOND CECIL						
GRANTEE: AKERS WILLIAM C						
2795/253	6/05/2025	PR	U	I	19	100
GRANTOR: HAMILTON LADONNA AS P						
GRANTEE: AKERS WILLIAM C						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1996] W27 UOP=[YR=1993] N12 W25 S12 BAS=[YR=1993] W18 S30 E24 FOP=[YR=1993] E46 N4 W46 S4 $ N4 E18 N26 W24 $ E25 $ W1 S26 E28 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 2,224

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS