PT S1/2 OF N1/2 OF W1/2 OF
NW1/4 IN OR 2509/530

NELSON HAILEY RENEE WINDSOR
456307 OLD DIXIE HWY
HILLIARD, FL 32046

2025

34-3N-24-0000-0005-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Quality	04	Quality Level 04

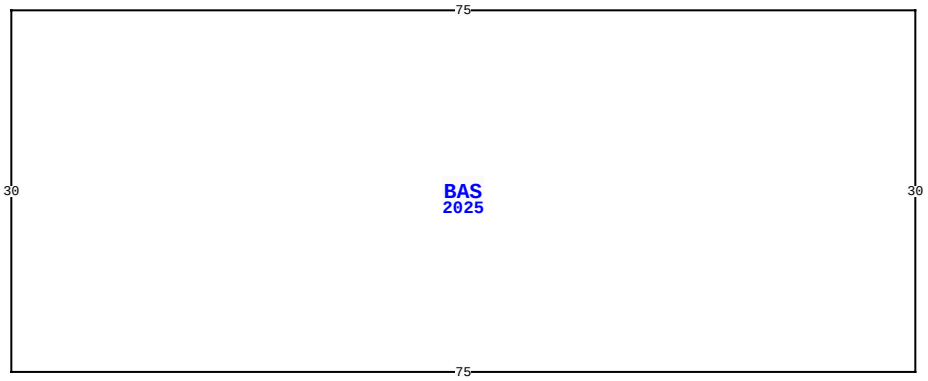
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100	2025	2,250	252,420
TOTALS	2,250			2,250	252,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,250	133.3200	113.32	254,970	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 2250 HX Base Yr 2022



456307 OLD DIXIE HWY, 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: 4	Tax Dist:	
BUILDING MARKET VALUE		252,420
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		104,130
TOTAL MARKET VALUE		356,550
SOH/AGL Deduction		17,055
ASSESSED VALUE		339,495
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,773
TOTAL JUST VALUE		356,550
NCON VALUE		252,420
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011942	REPLACEMENT DOUBL	0	10/24/2024
MH240005409	REPLACEMENT DOUBL	0	05/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0530	10/19/2021	QC	U	I	11	100

GRANTOR: JOHNSON EDITH J F/K/A
GRANTEE: NELSON HAILEY RENEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] S30 E75 N30 W75 $
.

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
1	000100	C	RES	100		OR	0.00	0.00	5.34	AC		1.00	1.00	1.00	19,500.00	19,500.00	104,130							

REVIEW DATE 07/01/2024 BY WW Total Acres: 5.34 Total Land Value: 104,130 Market: 0 Agricultural: 0 Common: 104,130 PRINTED 07/30/2025 BY SYS