PT OF LOT 42
IN OR 2232/1323
DUNN SURVEY

BALLANCE ASHLEY
36146 BETTS RD
HILLIARD, FL 32046

2026

10-3N-24-2320-0042-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

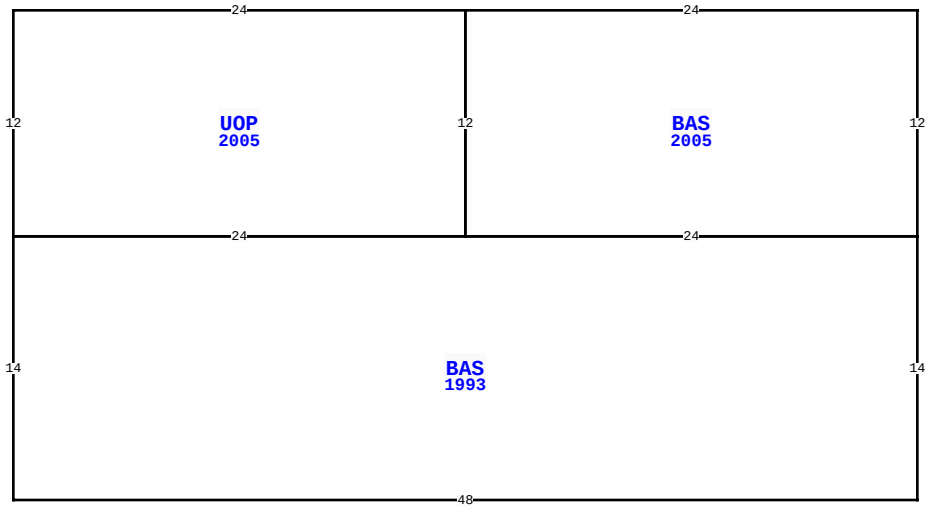
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	14,223
BAS	288	100	2005	288	6,095
UOP	288	25	2005	72	1,524
TOTALS	1,248			1,032	21,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,032	83.0000	70.55	72,808	1984	1987	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 960 HX Base Yr



371049 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	21,842
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,096
TOTAL MARKET VALUE	87,938
SOH/AGL Deduction	16,981
ASSESSED VALUE	70,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,957
TOTAL JUST VALUE	87,938
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15716	ADDITION	1,525	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2232/1323	9/04/2018	QC	U	I	11	100
GRANTOR: NUTTY RANDY A						
GRANTEE: BALLANCE ASHLEY						
0699/0359	2/25/1994	WD	Q	V		18,800
GRANTOR: MIZELL KATHRYN J						
GRANTEE: NUTTY RANDY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 S14 E48 N14 W24 $
BAS=[YR=2005;ORIG=24,0] N12 W24 S12 E24 $
UOP=[YR=2005;ORIG=-24,-12] E24 S12 W24 N12 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	2.43	AC		1.00	1.00	0.80	34,000.00	27,200.00	66,096							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.43 Total Land Value: 66,096 Market: 0 Agricultural: 0 Common: 66,096 PRINTED 07/09/2026 BY SYS