LOT 4
CORNWALL SURVEY SEC 27-3N-24E
PBK 0/31

FREEMAN WILBUR HICKS III & DANA
457315 OLD DIXIE HWY
HILLIARD, FL 32046

2026

27-3N-24-2020-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

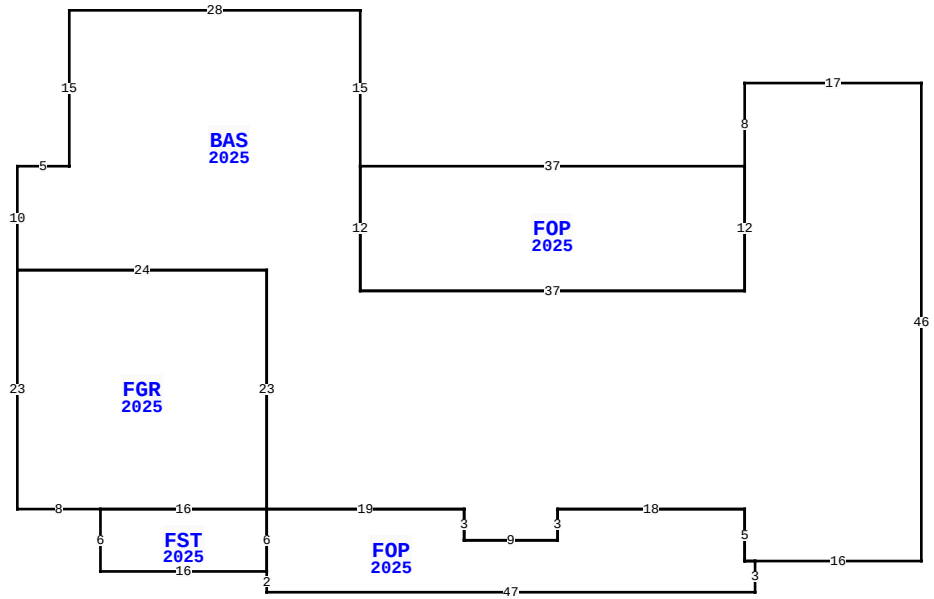
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	2,543	100	2025	2,543	394,663
FGR	552	55	2025	304	47,179
FOP	344	30	2025	103	15,985
FOP	444	30	2025	133	20,641
FST	96	55	2025	53	8,225
TOTALS	3,979			3,136	486,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,136	93.5640	155.32	487,084	2024	2024	0	0	0	0.08	99.92

1 SFR CUST 100% - 2025 Heated Area: 2543 HX Base Yr 2025



457315 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		486,694
TOTAL MARKET OB/XF VALUE		35,712
TOTAL LAND VALUE - MARKET		119,500
TOTAL MARKET VALUE		641,906
SOH/AGL Deduction		0
ASSESSED VALUE		641,906
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		590,495
TOTAL JUST VALUE		641,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		708,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006081	NSFR	499,192	05/21/2024
230011886	NEW SFR	499,192	09/18/2023
22017324	CARPORT	69,139	11/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/0868	1/29/2021	WD	Q	V	02	105,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FREEMAN WILBUR HICK						
2270/1464	4/25/2019	SW	Q	V	05	1,490,100
GRANTOR: CASSIDY CAROL T & RIC						
GRANTEE: G&H LAND AND TIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=85,15] W37 S12 E37 N12 $
FOP=[YR=2025;ORIG=39,48] E19 S3 E9 N3 E18 S5 E1 S3 W47 N2 N6 $
FGR=[YR=2025;ORIG=15,25] E24 S23 W16 W8 N23 $
FST=[YR=2025;ORIG=23,48] E16 S6 W16 N6 $
BAS=[YR=2025;ORIG=102,7] W17 S8 S12 W37 N12 N15 W28 S15 W5 S10 E24 S23 E19 S3 E9 N3 E18 S5 E1 E16 N46 $
.

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	0681	POLE SHED	0	100	40	64	2,560.00	SF	15.00	15.00	100	2022	2022	3	93	35,712	

LAND DESCRIPTION

TOTAL OB/XF 35,712

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		RS-E	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000							
2	009530	C	POND	100					1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	009605	C	WETLANDS	100					3.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,000							

REVIEW DATE 07/01/2024 BY WW Total Acres: 10.00 Total Land Value: 119,500 Market: 0 Agricultural: 0 Common: 119,500 PRINTED 07/09/2026 BY SYS