SE1/4 OF NE1/4
IN OR 814/964
EX 1-17 & 1-9

SECRIST WANDA L EST
1978 CLOISTER CT
MIDDLEBURG, FL 32068

2026

28-3N-24-0000-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

457166 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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	20,800
TOTAL MARKET VALUE	26,800
SOH/AGL Deduction	2,080
ASSESSED VALUE	24,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,720
TOTAL JUST VALUE	26,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2012	2012	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0007	OR	0.00	0.00	0.13	AC		1.00	1.00	4.00	40,000.00	160,000.00	20,800							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.13 Total Land Value: 20,800 Market: 0 Agricultural: 0 Common: 20,800 PRINTED 07/09/2026 BY SYS