PT LOTS 41,42 IN OR 2596/692
CORNWALL SURVEY PBK O/31
ESMT IN OR 2619-1883

WALLER RONALD K & PATSY J
36534 BETTS RD
HILLIARD, FL 32046

2026

28-3N-24-2020-0041-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

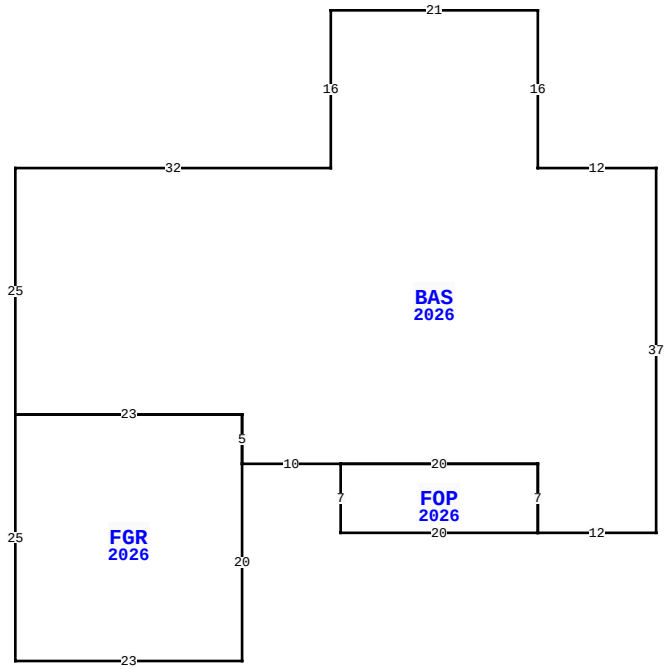
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	2,255	100	2026	2,255	353,832
FGR	575	55	2026	316	49,584
FOP	140	30	2026	42	6,590
TOTALS	2,970			2,613	410,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,613	94.5216	156.91	410,006	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2255 HX Base Yr 2026



36534 BETTS RD, 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		448,760
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		78,540
TOTAL MARKET VALUE		530,800
SOH/AGL Deduction		0
ASSESSED VALUE		530,800
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		474,389
TOTAL JUST VALUE		530,800
NCON VALUE		3,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013820			12/18/2025
B250003673	PRIVATE PROVIDER	424,790	04/09/2025
B240001767	POLE BARN 1728 SQ	55,468	02/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0692	10/05/2022	WD	Q	V	01	70,500

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: WALLER RONALD K & P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=119,4] W12 N16 W21 S16 W32 S25 E23 S5 E10 E20 S7 E12 N37 $
FGR=[YR=2026;ORIG=54,29] E23 S5 S20 W23 N25 $
FOP=[YR=2026;ORIG=87,34] E20 S7 W20 N7 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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			2.31	AC		1.00	1.00	1.00	34,000.00	34,000.00	78,540							

REVIEW DATE 12/19/2025 BY WW Total Acres: 2.31 Total Land Value: 78,540 Market: 0 Agricultural: 0 Common: 78,540 PRINTED 07/09/2026 BY SYS

PT LOTS 41,42 IN OR 2596/692
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HILLIARD, FL 32046

2026

28-3N-24-2020-0041-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

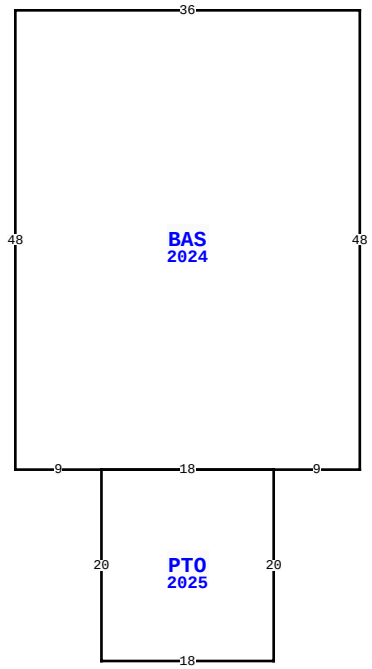
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2024	1,728	38,355
PTO	360	5	2025	18	400
TOTALS	2,088			1,746	38,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,746	57.5000	22.42	39,145	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 1728 HX Base Yr 2026



36534 BETTS RD, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTOR: G&H LAND & TIMBER INV

GRANTEE: WALLER RONALD K & P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,-8] E36 S48 W9 W18 W9 N48 $
PTO=[YR=2025;ORIG=59,40] E18 S20 W18 N20 $
.

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

REVIEW DATE 12/19/2025 BY WW Total Acres: 2.31 Total Land Value: 78,540 Market: 0 Agricultural: 0 Common: 78,540 PRINTED 07/09/2026 BY SYS