PT LOT 42
IN OR 2522/269
CORNWALL SURVEY PBK O/31

FORD NORMAN L & KANDACE L
36526 BETTS RD
HILLIARD, FL 32046

2026

28-3N-24-2020-0042-0010

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

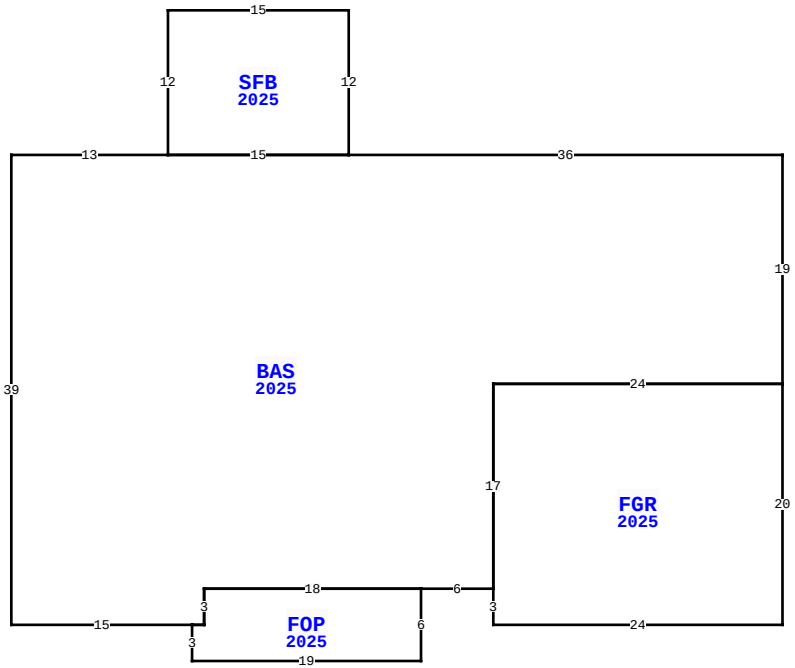
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2025	1,944	316,386
FGR	480	55	2025	264	42,966
FOP	111	30	2025	33	5,370
SFB	180	80	2025	144	23,436
TOTALS	2,715			2,385	388,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,385	98.7840	163.98	391,092	2024	2024	0	0	0	0.75	99.25

1 SFR CUST 100% - 2025 Heated Area: 2088 HX Base Yr 2025



36526 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		431,158
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		93,160
TOTAL MARKET VALUE		527,818
SOH/AGL Deduction		194,224
ASSESSED VALUE		333,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,183
TOTAL JUST VALUE		527,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009056	PRIVATE PROVIDER	361,153	08/02/2024
B230015308		361,153	11/30/2023
230006058	POLE BARN	63,820	05/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0269	12/16/2021	WD	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FORD NORMAN L & KAN						
2514/1848	11/17/2021	WD	Q	V	01	77,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FORD NORMAN L & KAN						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=73,-1] W36 W15 W13 S39 E15 E1 N3 E18 E6 N17 E24 N19 $
SFB=[YR=2025;ORIG=22,-13] E15 S12 W15 N12 $
FGR=[YR=2025;ORIG=49,18] E24 S20 W24 N3 N17 $
FOP=[YR=2025;ORIG=25,35] E18 S6 W19 N3 E1 N3 $
.

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	0.00	0.00	2.74	AC		1.00	1.00	1.00	34,000.00	34,000.00	93,160							

REVIEW DATE 10/08/2024 BY WW Total Acres: 2.74 Total Land Value: 93,160 Market: 0 Agricultural: 0 Common: 93,160 PRINTED 07/09/2026 BY SYS

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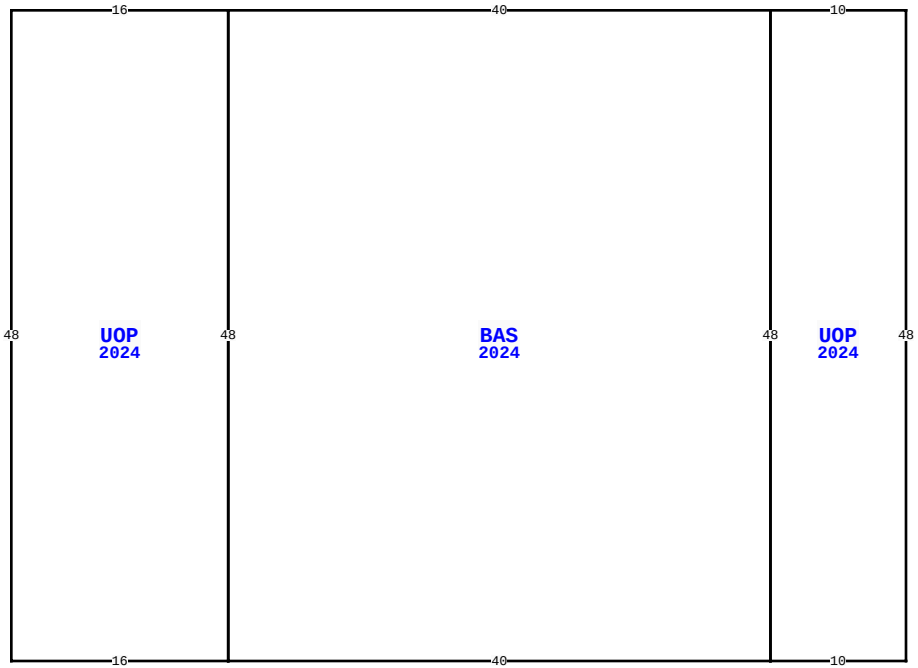
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2024	1,920	38,046
UOP	480	20	2024	96	1,902
UOP	768	20	2024	154	3,052
TOTALS	3,168			2,170	42,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,170	51.8420	20.22	43,877	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2025 Heated Area: 1920 HX Base Yr 2025



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NASSAU COUNTY PROPERTY

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GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FORD NORMAN L & KAN						
2514/1848	11/17/2021	WD	Q	V	01	77,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FORD NORMAN L & KAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,0] E40 S48 W40 N48 $
UOP=[YR=2024;ORIG=90,0] E10 S48 W10 N48 $
UOP=[YR=2024;ORIG=34,0] E16 S48 W16 N48 $
.

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

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