LOTS 49 50 E1/2 OF LOT 51
(EX S-3) & W1/2 OF LOT 51 INCL
W 4 ACRES OF LOT 52

BETTS MERLE & MARY ANN
456346 OLD DIXIE HIGHWAY
HILLIARD, FL 32046

2026

28-3N-24-2020-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
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

BETTS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	346,500
TOTAL MARKET VALUE	15,280
SOH/AGL Deduction	0
ASSESSED VALUE	15,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,280
TOTAL JUST VALUE	346,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0635/0033	8/29/1991	WD	Q	V	01	8,000

GRANTOR: BETTS RUTH

GRANTEE: BETTS MERLE & MARY

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

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
1	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	515.00	515.00	12,875							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	370.00	370.00	2,405							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	31.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	346,500							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 31.50 Total Land Value: 15,280 Market: 346,500 Agricultural: 15,280 Common: 0 PRINTED 07/09/2026 BY SYS