

N'LY 495FT OF S1/2 OF W1/2 OF  
N1/2 OF NW1/4 OF SEC 34-3N-24E  
IN OR 362/225 LYING WEST OF

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

2026

34-3N-24-0000-0005-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 70  |
| Exterior Wall            | 08 | WD ON PLY 30   |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 70     |
| Interior Wall            | 05 | DRYWALL 30     |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 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          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

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|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 5000 | IMPROVED AG      |

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|---------|--|----------|----|
| 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       | 2,007            | 100         | 1993 | 2,007        | 180,266              |
| FOP       | 554              | 30          | 1993 | 166          | 14,910               |
| UCP       | 670              | 20          | 1993 | 134          | 12,036               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,231 |  |  | 2,307 | 207,211 |
|--------|-------|--|--|-------|---------|

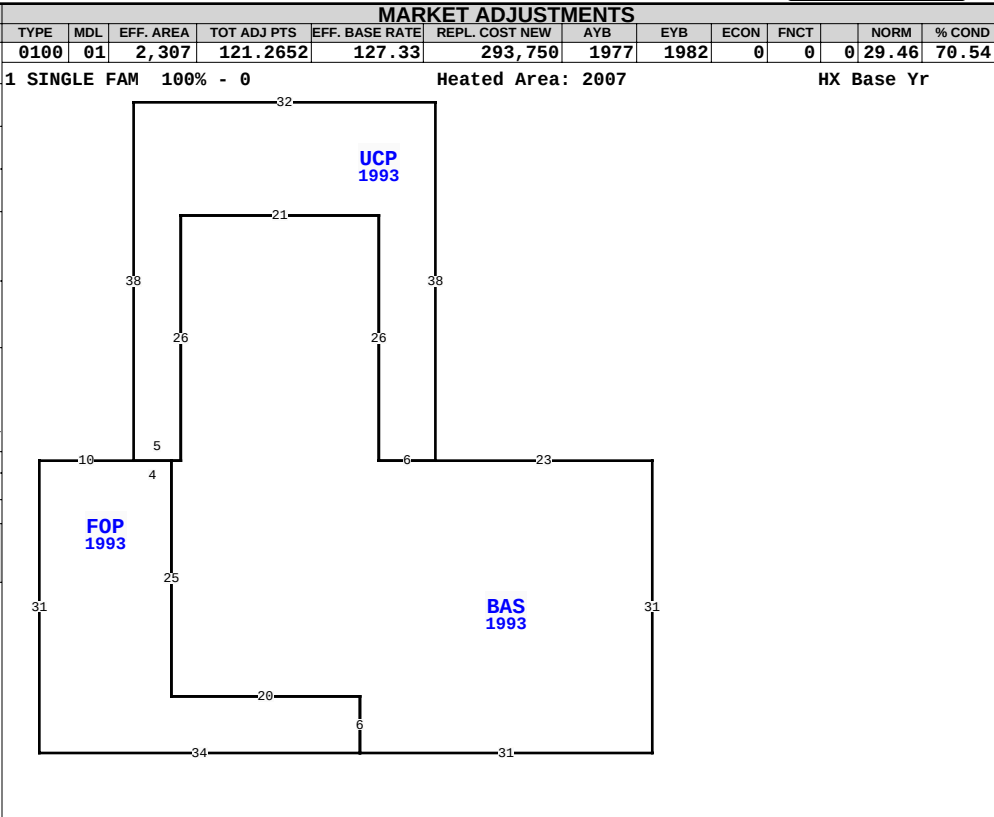
EXTRA FEATURES

| 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 |
|-----|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1980    | 1980        | 3 | 42     | 1,470           |       |
| 2   | 0511       | GARAGE CB-  | 0   | 100 | 24 | 24 | 576.00 | SF | 40.00    | 40.00          | 100       | 1981    | 1981        | 3 | 30     | 6,912           |       |
| 3   | 0681       | POLE SHED   | 0   | 100 | 6  | 24 | 144.00 | SF | 15.00    | 15.00          | 100       | 1981    | 1981        | 3 | 20     | 432             |       |
| 4   | 0681       | POLE SHED   | 0   | 100 | 6  | 24 | 144.00 | SF | 15.00    | 15.00          | 100       | 1981    | 1981        | 3 | 20     | 432             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 005000   | C   | AGRICULTURAL         | 100 | 0006 | OR       | 0.00  | 0.00  | 2.55        | AC        |     | 1.00      | 1.00   | 1.00    | 28,000.00  | 28,000.00      | 71,400     |                             |      |         |      |     |    |        |
| 2   | 006000   | A   | PASTURE - HA         | 0   |      | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00      | 1.00   | 1.00    | 370.00     | 370.00         | 370        |                             |      |         |      |     |    |        |
| 3   | 009910   | M   | MARKET VALUE         | 0   |      | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00      | 1.00   | 1.00    | 28,000.00  | 28,000.00      | 28,000     |                             |      |         |      |     |    |        |

REVIEW DATE 08/20/2024 BY WWA



|                                |          |           |            |     |
|--------------------------------|----------|-----------|------------|-----|
| 456346 OLD DIXIE HWY, HILLIARD | BLD DATE | LGL DATE  | 05/12/2026 | MLU |
|                                | XF DATE  | LAND DATE | 10/31/2024 | KBA |
|                                | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 9,246 |
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| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |        |  | 4 |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--------|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |             |  |        |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |        |  |   |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |        |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 207,211     |  |        |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 9,246       |  |        |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 99,400      |  |        |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 288,227     |  |        |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 155,831     |  |        |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 132,396     |  |        |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB       |  | 51,411 |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 80,985      |  |        |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 315,857     |  |        |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |        |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |        |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 343,003     |  |        |  |   |
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