SW1/4 OF NW1/4
E OF KINGS FERRY RD
PARCELS 3 & 3-5

ADDISON DAVID C
473265 MIDDLE ROAD
HILLIARD, FL 32046

2023

28-4N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

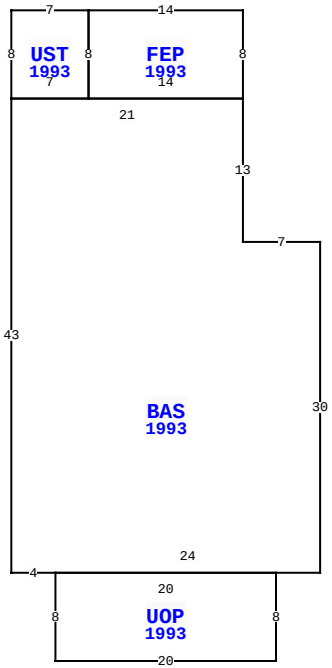
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,113	100	1,113	46,454
FEP	112	80	90	3,756
UOP	160	20	32	1,335
UST	56	45	25	1,043
TOTALS	1,441		1,260	52,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,260	76.1900	68.76	86,638	1948	1955	0	0	0	39.30	60.70

2 SINGLE FAM – 0% - 1991 Heated Area: 1113 HX Base Yr 1991



473265 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,417
TOTAL MARKET OB/XF VALUE		8,088
TOTAL LAND VALUE - MARKET		237,000
TOTAL MARKET VALUE		195,506
SOH/AGL Deduction		119,359
ASSESSED VALUE		76,147
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		51,147
TOTAL JUST VALUE		325,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982365	MH MOVE-ON	0	09/01/1998
B98	XFOB	4,662	03/01/1998
B973804	XFOB	4,662	03/01/1997
MH961479	MH MOVE-ON	0	09/01/1996
6158	XFOB	4,302	12/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/1757	3/25/2004	QC	U	I	01	100
GRANTOR: DRYER TERRY ANN ADDIS						
GRANTEE: ADDISON DAVID C						
0618/0552	2/01/1991	WD	U	I	01	100
GRANTOR: ADDISON DAVID C						
GRANTEE: ADDISON DAVID & T A						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W14 UST=[YR=1993] W7 S8 BAS=[YR=1993] S43 E4 UOP=[YR=1993] S8 E20 N8 W20$ E24 N30 W7 N13 W21$ E7 N8$ S8 E14 N8$.

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	0940	SHEDS/PORT	0	100	16	16	256.00	SF	21.30	21.30	100	1990	1990	3	20	1,091	
6	0681	POLE SHED	0	100	42	30	1,260.00	SF	15.00	15.00	100	1997	1997	3	26	4,914	
8	0940	SHEDS/PORT	0	100	10	16	160.00	SF	18.60	18.60	100	1990	1990	3	20	595	
9	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2001	2001	3	20	426	
10	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2002	2002	3	21	630	
11	0351	CARPORT MT	0	100	20	18	360.00	SF	5.00	5.00	100	2004	2004	3	24	432	

LAND DESCRIPTION

TOTAL OB/XF 8,088

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	RURAL HOME	100	0006		0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
3	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175							
4	006000	A	PAST1/HAY	0			0.00	0.00	2.81	AC		1.00	1.00	1.00	440.00	440.00	1,236							
5	005600	A	TIMBER 3 SI	0			0.00	0.00	1.44	AC		1.00	1.00	1.00	410.00	410.00	590							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	8.25	AC		1.00	1.00	1.00	16,000.00	16,000.00	132,000							

REVIEW DATE 05/12/2020 BY KBA Total Acres: 8.25 Total Land Value: 107,001 Market: 132,000 Agricultural: 2,001 Common: 105,000 PRINTED 08/02/2023 BY SYS

SW1/4 OF NW1/4
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PARCELS 3 & 3-5

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

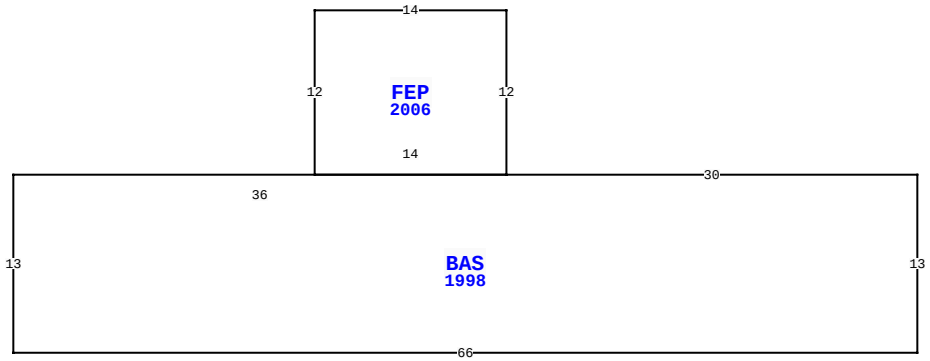
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	858	23,853
FEP	168	85	143	3,975
TOTALS	1,026		1,001	27,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,001	122.2000	79.43	79,509	1988	1995	0	0	0	65.00	35.00

3 M/H 93- – 100% - 1991 Heated Area: 1001 HX Base Yr 1991



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0618/0552	2/01/1991	WD	U	I	01	100
GRANTOR: ADDISON DAVID C						
GRANTEE: ADDISON DAVID & T A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W30 FEP=[YR=2006] N12 W14 S12 E14$ W36 S13 E66 N13$.

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 05/12/2020 BY KBA Total Acres: 8.25 Total Land Value: 107,001 Market: 132,000 Agricultural: 2,001 Common: 105,000 PRINTED 08/02/2023 BY SYS