PT LOT 1 & PT SE1/4 OF
SEC 20-4N-25E IN OR 1828/1571
ROSEMONT GARDEN TRACTS PBK O/8

WALLACE GEORGE D & VERONICA P
473567 MIDDLE RD
HILLIARD, FL 32046

2023

29-4N-25-4210-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

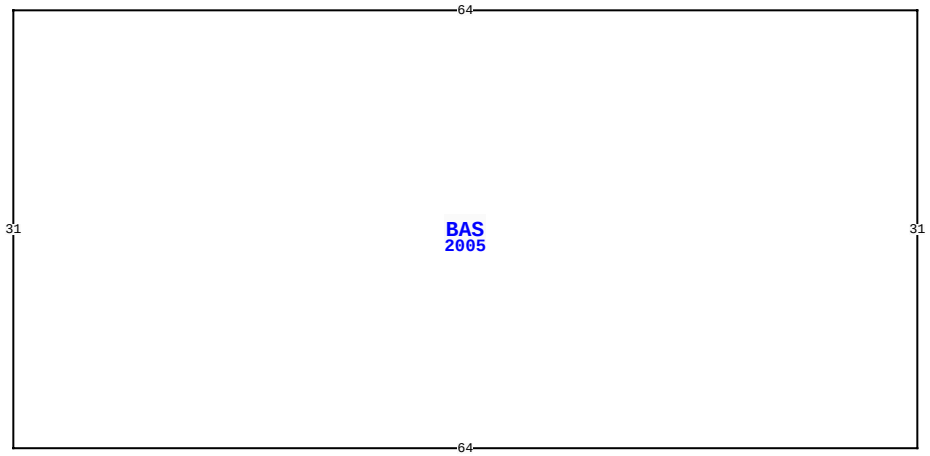
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	106,082
TOTALS	1,984		1,984	106,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	123.2000	86.24	171,100	2005	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2013 Heated Area: 1984 HX Base Yr 2013



473567 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,082
TOTAL MARKET OB/XF VALUE		16,585
TOTAL LAND VALUE - MARKET		45,850
TOTAL MARKET VALUE		168,517
SOH/AGL Deduction		76,236
ASSESSED VALUE		92,281
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,281
TOTAL JUST VALUE		168,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326924	CARPORT	8,605	03/01/2013
B1326925	CARPORT	12,550	03/01/2013
B1226498	XFOB	10,197	10/01/2012
M10446	MECH OTHER	0	10/01/2005
E15787	NEW CONSTR	0	09/01/2005
MH4667	MH MOVE-ON	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1832/1164	12/18/2012	WD	U	I	11	100
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WALLACE GEORGE DARR						
1828/1571	8/13/2012	WD	U	I	11	100
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WALLACE GEORGE DARR						

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800	
2	1076	TRELLIS A	0	100	20	11	220.00	SF	7.50	7.50	100	2012	2012	3	71	1,172	
3	0820	WOOD WALK	0	100	68	4	272.00	SF	11.75	11.75	100	2012	2012	3	40	1,278	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2012	2012	3	60	3,456	
6	1242	WD DECK A	0	100	20	11	220.00	SF	10.00	10.00	100	2012	2012	3	60	1,320	
7	0810	CONCRETE A	0	100	20	30	600.00	SF	6.50	6.50	100	2013	2013	3	95	3,705	
8	0810	CONCRETE A	0	100	12	35	420.00	SF	6.50	6.50	100	2013	2013	3	95	2,594	
9	0752	USP	0	100	8	14	112.00	SF	15.00	15.00	100	2013	2013	3	75	1,260	

BUILDING DIMENSIONS

BAS=[YR=2005] W64 S31 E64 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 16,585

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,850							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.31 Total Land Value: 45,850 Market: 0 Agricultural: 0 Common: 45,850 PRINTED 08/02/2023 BY SYS