PT OF LOT 1 & UNDEVELOPED R/W
IN OR 1054/1841
ROSEMONT GARDEN TRACTS PBK O/8

MANINGER KATRINA F
473521 MIDDLE RD
HILLIARD, FL 32046

2023

29-4N-25-4210-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	05	Quality Level 05

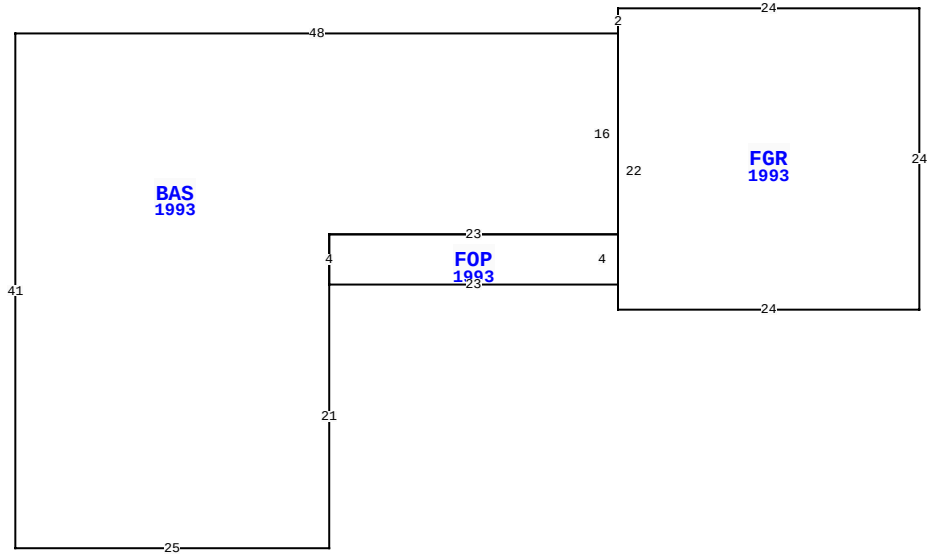
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,393	100	1,393	124,589
FGR	576	55	317	28,353
FOP	92	30	28	2,505
TOTALS	2,061		1,738	155,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	138.6000	125.09	217,406	1972	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2002 Heated Area: 1393 HX Base Yr 2002



473521 MIDDLE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,445
TOTAL MARKET OB/XF VALUE		4,976
TOTAL LAND VALUE - MARKET		39,200
TOTAL MARKET VALUE		199,621
SOH/AGL Deduction		101,255
ASSESSED VALUE		98,366
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,366
TOTAL JUST VALUE		199,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/1841	5/09/2002	WD	U	I	01	100
GRANTOR: MANINGER JEFFREY S						
GRANTEE: MANINGER KATRINA F						
0657/0697	4/08/1992	WD	U	I	07	100
GRANTOR: SELLERS HAYWARD E						
GRANTEE: MANINGER JEFF & K F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S2 BAS=[YR=1993] W48 S41 E25 N21
FOP=[YR=1993] E23 N4 W23 S4 $ N4 E23 N16 $ S22 E24 N24 $.

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	0681	POLE SHED	0	100	24	23	552.00	SF	15.00	15.00	100	1985	1985	3	20	1,656	
3	0812	CONCRETE C	0	100	0	0	1,677.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,320	

LAND DESCRIPTION

TOTAL OB/XF 4,976

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		OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,200							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 1.12 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 08/02/2023 BY SYS