LOT 37 & PT OF LOTS 35,36 & 38
BEING ONLY PT LYING W OF
MIDDLE RD

KANE NOAH/WALLACE JAMIE
48500 MIDDLE ROAD
HILLIARD, FL 32046

**2023**

**33-4N-25-4210-0036-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

MIDDLE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 130,400 |
| TOTAL MARKET VALUE | 8,490 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 8,490 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,490 |
| TOTAL JUST VALUE | 130,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH229088 | CO ISSUED | 0 | 10/28/2022 |
| MH229088 | MH MOVE-ON | 0 | 06/14/2022 |
| 22002146 | NEW CONSTR | 0 | 02/08/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2460/0262 | 5/07/2021 | SW | Q | V | 01 | 626,600 |
| GRANTOR: RAYDIENT LLC | | | | | | |
| GRANTEE: KANE NOAH & JAMIE W | | | | | | |
| 2153/1929 | 10/26/2017 | MS | U | V | 11 | 100 |
| GRANTOR: TERRAPOINTE LLC ET AL | | | | | | |
| GRANTEE: RAYDIENT LLC DBA RA | | | | | | |

## 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 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 12.91 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 7,100 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 SI | 0 | | | 0.00 | 0.00 | 3.39 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 1,390 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 16.30 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 130,400 | | | | | | | |

REVIEW DATE 05/30/2023 BY MLU Total Acres: 16.30 Total Land Value: 8,490 Market: 130,400 Agricultural: 8,490 Common: 0 PRINTED 08/02/2023 BY SYS