PT OF GOVT LOT 1
IN SEC 7-4N-25E & PT OF GOVT
LOT 2 IN SEC 8-4N-25E &

FARMER KAREN EYVETTE
476140 MIDDLE RD
HILLIARD, FL 32046

2023

49-4N-25-4260-0026-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5003.00		

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

476140 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,800
TOTAL LAND VALUE - MARKET	401,600
TOTAL MARKET VALUE	128,084
SOH/AGL Deduction	54,990
ASSESSED VALUE	73,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,094
TOTAL JUST VALUE	426,400
NCON VALUE	24,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,100

HTD 1680/ FOP 473

PRCL:0:16: 3/2023KW: MISC CC UNDER PL SHED = NV

XFOB:1:2: ALSO HAS A 16X20 ALUMN STRG UNDERNEATH

XFOB:1:1: POLE SHED (30X40) W/ (2) 16X40 PL SHED S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2306769	SFR	296,903	05/23/2023
22000941	XFOB	0	01/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2509/1305	10/25/2021	WD	Q	V	01	189,000
GRANTOR: BENNETT JENNIFER H ET						
GRANTEE: FARMER KAREN EYVETT						
1755/1649	9/13/2011	WD	U	I	11	100
GRANTOR: BENNETT JENNIFER H TR						
GRANTEE: BENNETT JENNIFER H						

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
1	0680	POLE SHED	0	0	62	40	2,480.00	SF	10.00	10.00	100	2022	2022	3	100	24,800	

LAND DESCRIPTION

TOTAL OB/XF 24,800

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	17.25	AC		1.00	1.00	1.00	410.00	410.00	7,072							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.75	AC		1.00	1.00	1.00	550.00	550.00	2,612							
3	000000	C	VAC RES	0		OR	0.00	0.00	5.85	AC		1.00	1.00	1.00	16,000.00	16,000.00	93,600							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	308,000							

REVIEW DATE 07/28/2023 BY KW Total Acres: 27.85 Total Land Value: 103,284 Market: 308,000 Agricultural: 9,684 Common: 93,600 PRINTED 08/02/2023 BY SYS