



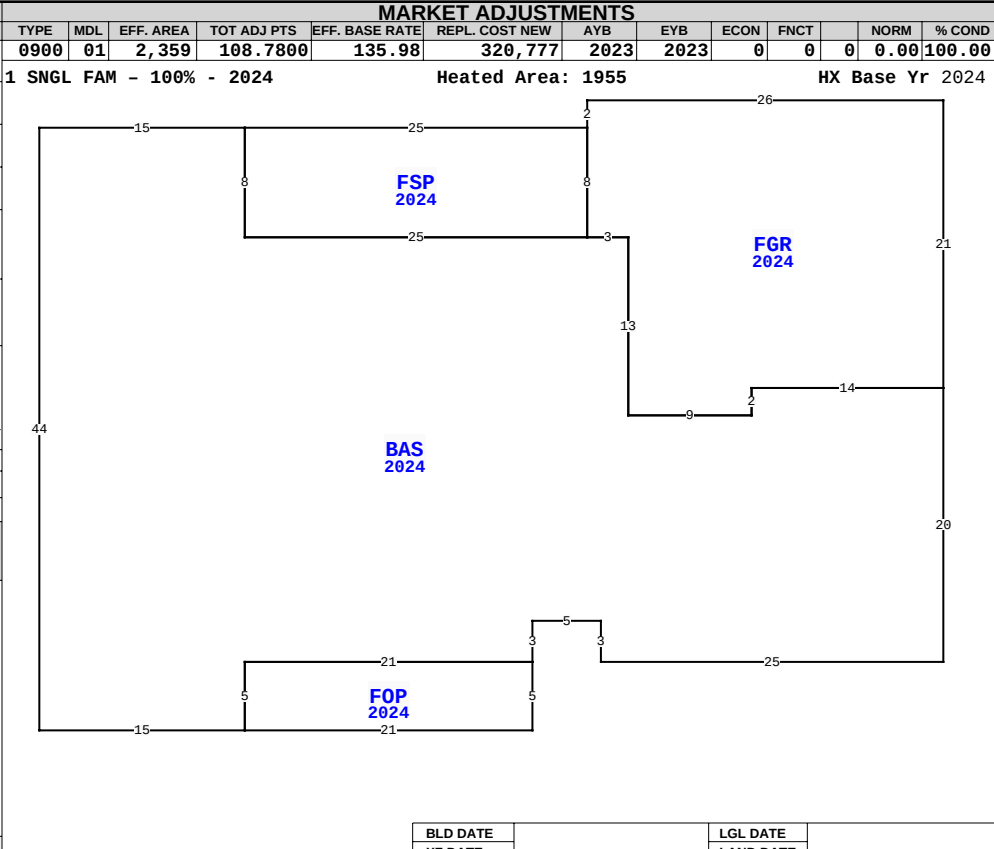
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
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	1,955	100	1,955	265,841
FGR	531	55	292	39,706
FOP	105	30	32	4,351
FSP	200	40	80	10,878
TOTALS	2,791		2,359	320,777

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
1	0811	CONCRETE B	0 100	0	0	750.00	SF	5.20	5.20	100	2024	2023		100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.14	AC		1.00	1.00	1.00



47198 MIDDLE RD, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,777	
TOTAL MARKET OB/XF VALUE		3,900	
TOTAL LAND VALUE - MARKET		62,800	
TOTAL MARKET VALUE		387,477	
SOH/AGL Deduction		0	
ASSESSED VALUE		387,477	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		337,477	
TOTAL JUST VALUE		387,477	
NCON VALUE		324,677	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		62,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-12288	C0		09/05/2023
B2212288	NEW CONSTR	331,300	08/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1154	6/28/2021	SW	Q	V	01	85,000

GRANTOR: RAYDIENT LLC						
GRANTEE: BRETT CHARLES A & D						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=30,0] E15 S8 E25 E3 S13 E9 N2 E14 S20 W25 N3 W5 S3 W21 S5 W15 N44 \$						
FOP=[YR=2024;ORIG=45,39] E21 S5 W21 N5 \$						
FSP=[YR=2024;ORIG=45,0] E25 S8 W25 N8 \$						
FGR=[YR=2024;ORIG=96,19] N21 W26 S2 S8 E3 S13 E9 N2 E14 \$						