

ADDISON DAVID C
473265 MIDDLE ROAD
HILLIARD, FL 32046

28-4N-25-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		07	ASB SHNGLE 90							0100	01	1,260	76.1900	72.38	91,199	1948	1955	0	0	39.78	60.22	VALUATION BY		STANDARD															
Exterior Wall		05	AVERAGE 10							2 SINGLE FAM - 0% - 1991										Heated Area: 1113										HX Base Yr 1991									
Roof Structur		03	GABLE/HIP 100							Detailed description of the map: The map shows a large rectangular lot with several smaller rectangular areas attached or adjacent. Dimensions are given in feet. Key features include: - Main lot: 21' x 43' - Top-left section: 7' x 14' - Top-right section: 8' x 14' - Bottom-left section: 8' x 14' - Bottom-right section: 8' x 14' - Central area: 21' x 13' - Right side extension: 13' x 7' - Bottom extension: 24' x 20' - Far bottom extension: 20' x 20' The areas are labeled with codes like UST, FEP, BAS, and UOP followed by the year 1993.																													
Roof Cover		01	MINIMUM 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		09	PINE WOOD 100																																				
Air Condition		01	NONE 100																																				
Heating Type		02	CONVECTION 100																																				
Bedrooms			3 100																																				
Bathrooms			1 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units		0	0 100																																				
Occupancy		00	NONE 100																																				
Quality		02	Quality Level 02																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA				05																																
NEIGHBORHOOD/LOC		5001	00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,113	100	1,113	48,513																																			
FEP	112	80	90	3,923																																			
UOP	160	20	32	1,395																																			
UST	56	45	25	1,090																																			
TOTALS		1,441		1,260	54,920																																		
EXTRA FEATURES					473265 MIDDLE RD, HILLIARD										BLD DATE							LGL DATE		05/19/2023					MLU										
															XF DATE							LAND DATE																	
															INC DATE							AG DATE																	
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	OB/XF MKT VALUE	NOTES																								
1	0940	SHEDS/PORT	0 100	16 16	256.00	SF	21.30	21.30	100	1990	1990	3	20	1,091																									
2	0681	POLE SHED	0 100	42 30	1,260.00	SF	15.00	15.00	100	1997	1997	3	25	4,725																									
3	0940	SHEDS/PORT	0 100	10 16	160.00	SF	18.60	18.60	100	1990	1990	3	20	595																									
4	0940	SHEDS/PORT	0 100	10 10	100.00	SF	21.30	21.30	100	2001	2001	3	20	426																									
5	0940	SHEDS/PORT	0 100	10 10	100.00	SF	30.00	30.00	100	2002	2002	3	20	600																									
6	0351	CARPORT MT	0 100	20 18	360.00	SF	5.00	5.00	100	2004	2004	3	22	396																									
LAND DESCRIPTION															TOTAL OB/XF 7,833																								
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						
2	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																						
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190																						
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	2.81	AC		1.00	1.00	1.00	370.00	370.00	1,040																						
5	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	415.00	415.00	598																						
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.25	AC		1.00	1.00	1.00	16,000.00	16,000.00	132,000																						
REVIEW DATE		05/12/2020		BY	KBA	Total Acres: 8.25		Total Land Value: 106,828		Market: 132,000		Agricultural: 1,828		Common: 105,000		PRINTED 08/06/2024 BY SYS																							

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