

PT OF LOT 1 W OF RD RECD IN
OR 562/136
(EX R/W'S OR 240/107,

GARDENOUR JOHN & JOYCE
37108 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2024

29-4N-25-4210-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	25	MOD METAL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

Quality 03 Quality Level 03
DOR CODE 6600 ORCHARDS, GROVES

MAP NUM MKT AREA 05

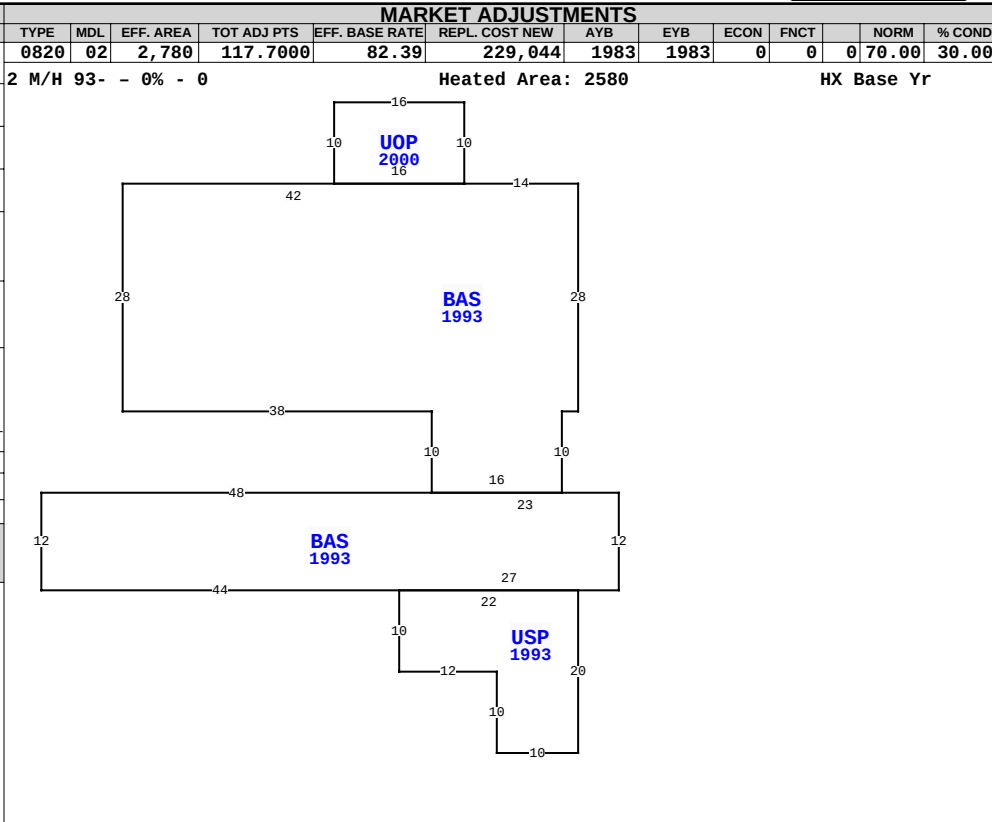
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	852	100	852	21,059
BAS	1,728	100	1,728	42,711
UOP	160	25	40	989
USP	320	50	160	3,955

TOTALS 3,060 2,780 68,713

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	21	27	567.00	SF	15.00	15.00	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	
3	0351	CARPORT MT	0	0	20	20	400.00	SF	4.50	4.50	
4	0940	SHEDS/PORT	0	0	24	24	576.00	SF	30.00	30.00	
5	0681	POLE SHED	0	0	20	20	400.00	SF	6.75	6.75	
6	0351	CARPORT MT	0	0	20	20	400.00	SF	8.50	8.50	
7	0510	GARAGE WD-	0	0	20	10	200.00	SF	29.75	29.75	
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	006600	A	ORCH. GRV	0		OR	0.00	0.00	0.50	AC	
2	000115	C	SFR ACRES	0		OR	0.00	0.00	4.18	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	0.50	AC	



473532 MIDDLE RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

07/28/2023 DC

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	0681	POLE SHED	0	0	21	27	567.00	SF	15.00	15.00	100	1970	1970	3	20	1,701	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1982	1982	3	20	864	
3	0351	CARPORT MT	0	0	20	20	400.00	SF	4.50	4.50	100	1990	1990	3	20	360	
4	0940	SHEDS/PORT	0	0	24	24	576.00	SF	30.00	30.00	100	1980	1980	3	20	3,456	
5	0681	POLE SHED	0	0	20	20	400.00	SF	6.75	6.75	100	1990	1990	3	20	540	
6	0351	CARPORT MT	0	0	20	20	400.00	SF	8.50	8.50	100	2000	2000	3	20	680	
7	0510	GARAGE WD-	0	0	20	10	200.00	SF	29.75	29.75	100	2000	2000	3	28	1,666	
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	006600	A	ORCH. GRV	0		OR	0.00	0.00	0.50	AC	
2	000115	C	SFR ACRES	0		OR	0.00	0.00	4.18	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	0.50	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										68,713	
TOTAL MARKET OB/XF VALUE										15,267	
TOTAL LAND VALUE - MARKET										84,240	
TOTAL MARKET VALUE										159,442	
SOH/AGL Deduction										1,943	
ASSESSED VALUE										157,499	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										157,499	
TOTAL JUST VALUE										168,220	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										163,368	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003088	MH MOVE-ON	0	05/01/2000
7589	REPAIR/RRF	1,500	10/09/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/1394	10/20/2016	QC	U	I	11	100
GRANTOR: CRANDLE BONNIE G						
GRANTEE: GARDENOUR JOHN & JO						
0562/0136	1/30/1989	WD	U	I	01	100
GRANTOR: CRANDLE BONNIE						
GRANTEE: CRANDLE BONNIE & J						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W14 UOP=[YR=2000] N10 W16 S10 E16 \$ W42S28 E38 S10 BAS=[YR=1993] W48 S12 E44 USP=[YR=1993] S10 E12 S10 E10 N20 W22\$ E27 N12 W23\$ E16 N10 E2 N28\$.											