PT NW1/4 OF SW1/4 OF
SEC 33-4N-25E IN OR 2460/262
(EX PT IN OR 2693/1063 &

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

2024

33-4N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

48400 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/06/2024 DC
INC DATE		AG DATE	06/06/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	60,880
TOTAL LAND VALUE - MARKET	456,705
TOTAL MARKET VALUE	114,339
SOH/AGL Deduction	0
ASSESSED VALUE	114,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,339
TOTAL JUST VALUE	517,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

SEE OWNERS ADJCNT AG PARCELS (OWNERS LIVE @ 48500
WELL IS ADJACENT TO POLE SHED @ 48400 MIDDLE RD
(6) 40' CONTAINERS (UNDER PL SHED @ 48400 MIDDLE R

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2202146	POLE SHED (50X80)		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	05	626,600

GRANTOR: RAYDIENT LLC
GRANTEE: KANE NOAH & JAMIE W

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	80	70	5,600.00	SF	10.00	10.00	100	2024	2022		98	54,880	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2022		100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 60,880

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	005000	C	RURAL HOME	0		OR			1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	29.97	AC		1.00	1.00	1.00	545.00	545.00	16,334							
3	009525	C	RES POND	0		OR			0.85	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,125							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	29.97	AC		1.00	1.00	1.00	14,000.00	14,000.00	419,580							

REVIEW DATE 06/06/2024 BY DC Total Acres: 31.82 Total Land Value: 53,459 Market: 419,580 Agricultural: 16,334 Common: 37,125 PRINTED 08/06/2024 BY SYS