PT OF LOTS 1 & 5-8 LYING EAST OF
WEST OF HUNT CLUB RD IN OR 2589-
(EX OR 2672/347 & EX PT SOVEREIG

CHISM MICHAEL S & RHONDA L
472601 MIDDLE ROAD
HILLIARD, FL 32046

2024

33-4N-25-4210-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

472601 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 DCA
INC DATE		AG DATE	04/02/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	182,400
TOTAL MARKET VALUE	6,627
SOH/AGL Deduction	0
ASSESSED VALUE	6,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,627
TOTAL JUST VALUE	182,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

ALSO SEE ADJCNT PRC: 4210-0005-0000 (ACROSS MIDDLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0164	9/07/2022	WD	Q	V	05	250,000

GRANTOR: HICKS CYNTHIA

GRANTEE: CHISM MICHAEL S & R

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	12.16	AC		1.00	1.00	1.00	545.00	545.00	6,627							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	12.16	AC		1.00	1.00	1.00	15,000.00	15,000.00	182,400							

REVIEW DATE 04/02/2024 BY DC Total Acres: 12.16 Total Land Value: 6,627 Market: 182,400 Agricultural: 6,627 Common: 0 PRINTED 08/06/2024 BY SYS