LOT 37 & PT OF LOTS 35,36 & 38
BEING ONLY PT LYING W OF
MIDDLE RD (EX PT IN OR 2693/1067

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

2024

33-4N-25-4210-0036-0000

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

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	0
TOTAL LAND VALUE - MARKET	169,500
TOTAL MARKET VALUE	6,158
SOH/AGL Deduction	0
ASSESSED VALUE	6,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,158
TOTAL JUST VALUE	169,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,400

PRCL:0:18: 3/2023KW: THIS PRCL IS VACANT, SEE OWNE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/0262	5/07/2021	SW	Q	V	01	626,600
GRANTOR: RAYDIENT LLC						
GRANTEE: KANE NOAH & JAMIE W						
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

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	11.30	AC		1.00	1.00	1.00	545.00	545.00	6,158							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.30	AC		1.00	1.00	1.00	15,000.00	15,000.00	169,500							

REVIEW DATE 06/06/2024 BY DC Total Acres: 11.30 Total Land Value: 6,158 Market: 169,500 Agricultural: 6,158 Common: 0 PRINTED 08/06/2024 BY SYS