PT OF TRACTS 61-63
LYING W OF MIDDLE RD IN
OR 2650/1339

KIRKENDALL DOUGLAS & HELEN JOINT REV LIVING TRUST/
48100 MIDDLE RD
HILLIARD, FL 32046

2024

33-4N-25-4210-0061-0000

BUILDING CHARACTERISTICS

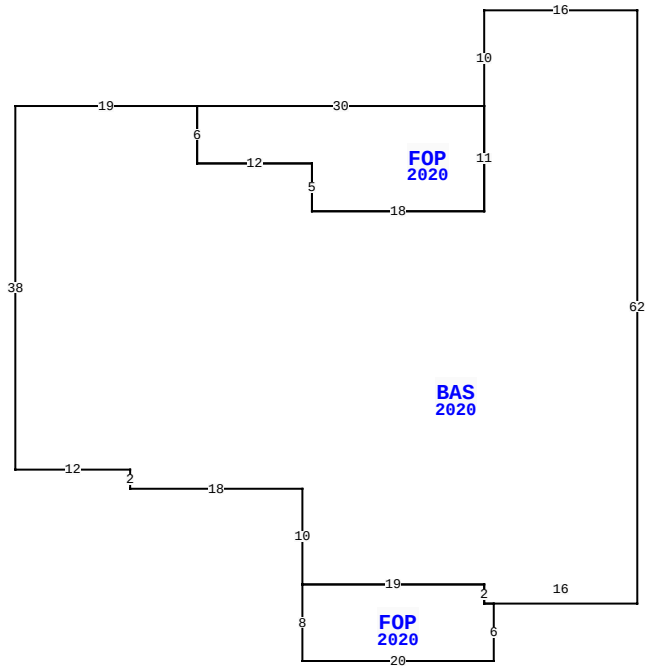
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,848	100	2,848	451,008
FOP	158	30	47	7,443
FOP	270	30	81	12,827
TOTALS	3,276		2,976	471,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,976	106.6900	160.04	476,279	2020	2020	0	0	0	1.05	98.95

1 SFR CUST – 100% - 2021 Heated Area: 2848 HX Base Yr 2021



48100 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		499,586
TOTAL MARKET OB/XF VALUE		2,214
TOTAL LAND VALUE - MARKET		94,720
TOTAL MARKET VALUE		596,520
SOH/AGL Deduction		244,447
ASSESSED VALUE		352,073
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		302,073
TOTAL JUST VALUE		596,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011454	CO ISSUED	0	07/31/2020
20006209	GARAGE	57,960	07/17/2020
16011454	NEW CONSTR	356,256	10/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2650/1339	7/13/2022	SW	U	I	11	100
GRANTOR: KIRKENDALL DOUGLAS A						
GRANTEE: KIRKENDALL DOUGLAS						
2272/0806	4/23/2019	QC	U	V	11	29,400
GRANTOR: KIRKENDALL HELEN SESC						
GRANTEE: KIRKENDALL DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 S10 FOP=[YR=2020] W30 S6 E12 S5 E18 N11$ S11 W18 N5 W12 N6 W19 S38 E12 S2 E18 S10 FOP=[YR=2020] S8 E20 N6 W1 N2 W19$ E19 S2 E16 N62$.

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	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	2020	2020	3	99	2,214	

LAND DESCRIPTION

TOTAL OB/XF 2,214

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	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	000100	C	SFR	100		OR	0.00	0.00	4.92	AC		1.00	1.00	1.00	16,000.00	16,000.00	78,720							

REVIEW DATE 06/10/2022 BY DC Total Acres: 5.92 Total Land Value: 94,720 Market: 0 Agricultural: 0 Common: 94,720 PRINTED 08/06/2024 BY SYS

PT OF TRACTS 61-63
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OR 2650/1339

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HILLIARD, FL 32046

2024

33-4N-25-4210-0061-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

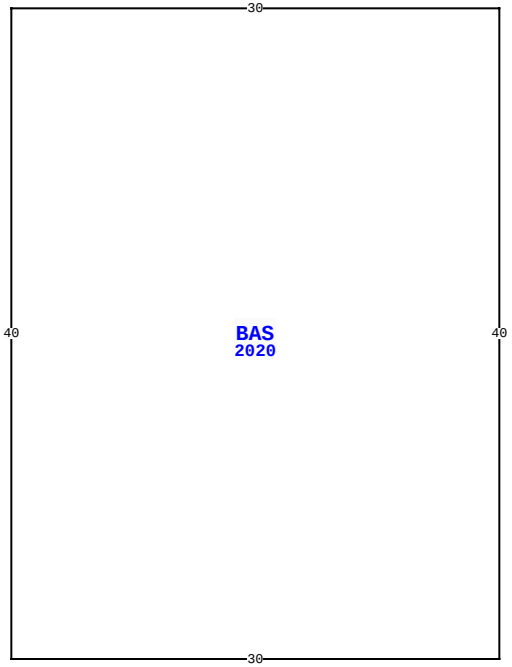
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	28,308
TOTALS	1,200		1,200	28,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	69.4830	24.32	29,184	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



48100 MIDDLE RD, HILLIARD

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GRANTOR: KIRKENDALL HELEN SESC						
GRANTEE: KIRKENDALL DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S40 E30 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/10/2022 BY DC Total Acres: 5.92 Total Land Value: 94,720 Market: 0 Agricultural: 0 Common: 94,720 PRINTED 08/06/2024 BY SYS