IN OR 990/503
EX R/W OR 601/1122
2003 SKYO DW/MH

STEVERSON PHILLIP SR & HARRIET
474760 MIDDLE ROAD
HILLIARD, FL 32046

2024

43-4N-25-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

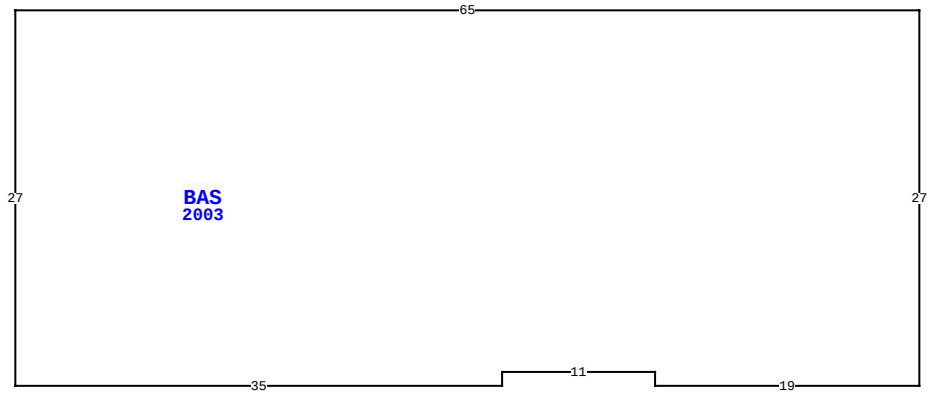
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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
BAS	1,744	100	1,744	79,715
TOTALS	1,744		1,744	79,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,744	117.2000	87.90	153,298	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2002 Heated Area: 1744 HX Base Yr 2002



474760 MIDDLE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,715
TOTAL MARKET OB/XF VALUE		20,486
TOTAL LAND VALUE - MARKET		136,920
TOTAL MARKET VALUE		138,736
SOH/AGL Deduction		68,105
ASSESSED VALUE		70,631
TOTAL EXEMPTION VALUE	HX HB	45,631
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		237,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11622	NEW CONSTR	0	08/01/2003
B11428	FOUNDATION	1,900	07/01/2003
MH	MH MOVE-ON	0	07/01/2003
P6918	NEW CONSTR	0	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0990/0503	6/05/2001	WD	Q	I		70,000
GRANTOR: LOYD FRANKLIN E JR						
GRANTEE: STEVERSON PHILLIP S						
0868/1034	2/18/1999	QC	U	I	01	100
GRANTOR: LOYD FRANKLIN E & HIL						
GRANTEE: LOYD FRANKLIN E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W65 S27 E35 N1 E11 S1 E19 N27$.

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	0681	POLE SHED	0	100	29	19	551.00	SF	11.55	11.55	100	1960	1960	3	20	1,273	
2	0681	POLE SHED	0	100	19	14	266.00	SF	15.00	15.00	100	2003	2003	3	32	1,277	
3	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	100	5,000	
4	0940	SHEDS/PORT	0	100	35	10	350.00	SF	30.00	30.00	100	2005	2005	3	24	2,520	
5	0940	SHEDS/PORT	0	100	18	10	180.00	SF	30.00	30.00	100	2005	2005	3	24	1,296	
6	0681	POLE SHED	0	100	57	20	1,140.00	SF	15.00	15.00	100	2005	2005	3	40	6,840	
7	0681	POLE SHED	0	100	38	10	380.00	SF	15.00	15.00	100	2005	2005	3	40	2,280	

LAND DESCRIPTION

TOTAL OB/XF 20,486

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.37	AC		1.00	1.00	1.00	555.00	555.00	3,535							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.37	AC		1.00	1.00	1.00	16,000.00	16,000.00	101,920							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 7.37 Total Land Value: 38,535 Market: 101,920 Agricultural: 3,535 Common: 35,000 PRINTED 08/06/2024 BY SYS