PT JOSEPH HADDOCK DONATION
IN SEC 43-4N-25E
IN OR 2491/577

JOHNSON JEFFREY M JR & HEATHER
474278 MIDDLE RD
HILLIARD, FL 32046

2024

43-4N-25-0000-0002-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

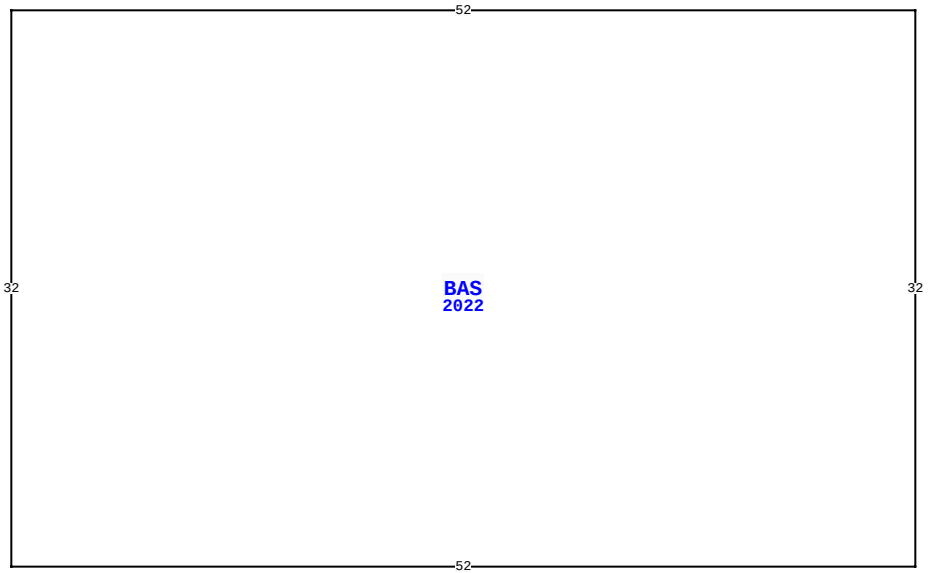
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	157,653
TOTALS	1,664		1,664	157,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	127.6000	95.70	159,245	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 0 Heated Area: 1664 HX Base Yr



474278 MIDDLE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	157,653
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,048
TOTAL MARKET VALUE	235,701
SOH/AGL Deduction	0
ASSESSED VALUE	235,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,701
TOTAL JUST VALUE	235,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010943	CO ISSUED	0	02/04/2022
21016791	MH MOVE-ON	0	12/03/2021
B2112053	DEMOLITION	3,800	09/09/2021
W232	XFOB	0	12/01/2003
E973447	CHNGE SRVC	0	02/01/1997
94379	MH MOVE-ON	400	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/0577	8/25/2021	WD	Q	I	01	85,000
GRANTOR: COFIELD REBECCA & ADA						
GRANTEE: JOHNSON JEFFREY M J						
2203/1783	6/06/2018	FJ	U	I	19	100
GRANTOR: HOOVER JOHN LEMUEL JR						
GRANTEE: COFIELD REBECCA & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W52 S32 E52 N32$.

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	000115	C	SFR ACRES	0		OR	0.00	0.00	8.13	AC		1.00	1.00	0.60	16,000.00	9,600.00	78,048							

REVIEW DATE 02/25/2022 BY HS Total Acres: 8.13 Total Land Value: 78,048 Market: 0 Agricultural: 0 Common: 78,048 PRINTED 08/06/2024 BY SYS