BLK 7 LOTS 2 & 3 (EX PT IN
PBK 6/236)
TOWN OF KINGS FERRY PB O/64

OVERSTREET TENNETTE/THOMPSON JESSICA RENEE
476503 MIDDLE ROAD
HILLIARD, FL 32046

2024

49-4N-25-4260-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

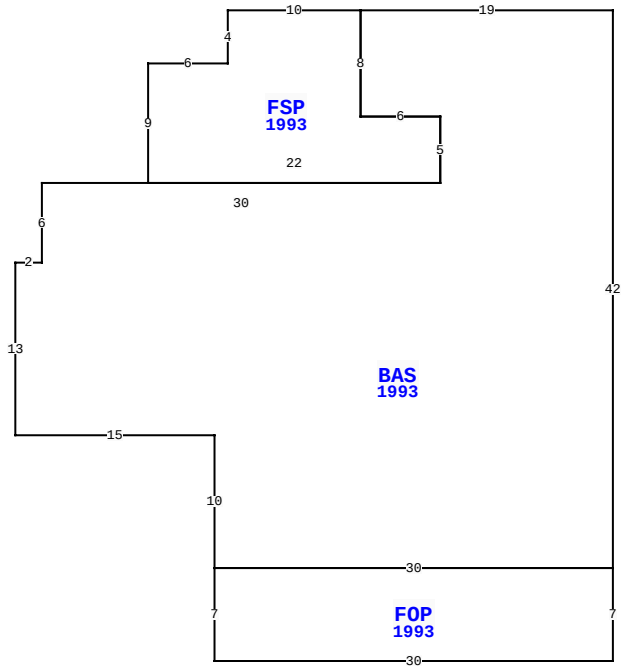
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1,360	87,472
FOP	210	30	63	4,052
FSP	214	40	86	5,531
TOTALS	1,784		1,509	97,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	91.8000	87.21	131,600	1927	1947	0	0	0	26.25	73.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1360 HX Base Yr 2020



476503 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		97,055
TOTAL MARKET OB/XF VALUE		2,444
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		134,499
SOH/AGL Deduction		44,558
ASSESSED VALUE		89,941
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		34,941
TOTAL JUST VALUE		134,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000032	REPAIR/RRF	1,864	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/1244	6/15/2022	QC	U	I	11	100
GRANTOR: OVERSTREET TENNETTE						
GRANTEE: OVERSTREET TENNETTE						
2362/1082	5/18/2020	FJ	U	I	11	0
GRANTOR: OVERSTREET MICHAEL E						
GRANTEE: OVERSTREET TENNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] W10 S4 W6 S9 E22 N5 W6 N8$ S8 E6 S5 W30 S6 W2 S13 E15 S10 FOP=[YR=1993] S7 E30 N7 W30$ E30 N42$.

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	0940	SHEDS/PORT	0	100	11	19	209.00	SF	20.10	20.10	100	1930	1930	3	20	840	
2	0940	SHEDS/PORT	0	100	21	19	399.00	SF	20.10	20.10	100	1930	1930	3	20	1,604	

LAND DESCRIPTION

TOTAL OB/XF 2,444

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	35,000.00	35,000.00	35,000							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS