BLOCK 8 LOT 4
IN OR 424 PG 790 D OF C
TOWN OF KINGS FERRY PB 0/64

BIELLING JOHN E JR & VICKIE L
476494 MIDDLE ROAD
HILLIARD, FL 32046

2024

49-4N-25-4260-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	30	VINYL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

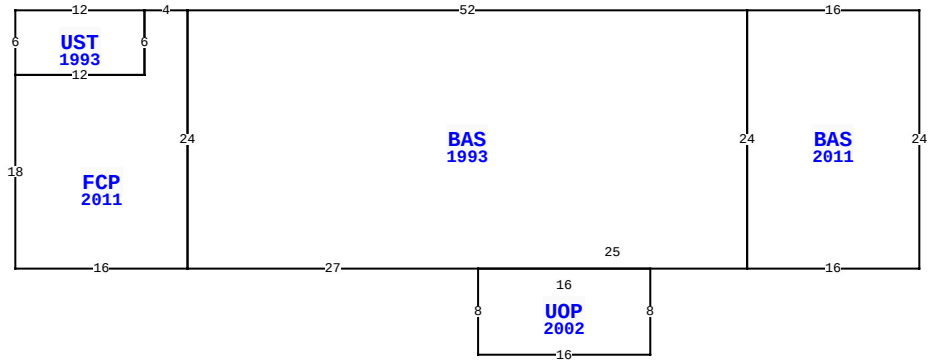
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	105,040
BAS	384	100	384	32,320
FCP	312	25	78	6,565
UOP	128	20	26	2,188
UST	72	45	32	2,693
TOTALS	2,144		1,768	148,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,768	110.8800	105.34	186,241	1958	1980	0	0	0	20.10	79.90

1 SINGLE FAM – 100% - 1984 Heated Area: 1632 HX Base Yr 1984



476494 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		148,807
TOTAL MARKET OB/XF VALUE		493
TOTAL LAND VALUE - MARKET		20,160
TOTAL MARKET VALUE		169,460
SOH/AGL Deduction		99,892
ASSESSED VALUE		69,568
TOTAL EXEMPTION VALUE	HX HB	44,568
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		169,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10509	XFOB	3,000	12/01/2002
R4592	REPAIR/RRF	600	12/01/2002
E10182	CHNGE SRVC	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0211/0398	1/01/1976	WD	Q	I		13,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 BAS=[YR=1993] W52 FCP=[YR=2011] W4
UST=[YR=1993] W12 S6 E12 N6 $ S6 W12 S18 E16 N24$ S24 E27
UOP=[YR=2002] S8 E16 N8 W16 $ E25 N24 $ S24 E16 N24 $.

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	0351	CARPORT MT	0	100	19	20	380.00	SF	5.90	5.90	100	2004	2004	3	22	493	

LAND DESCRIPTION

TOTAL OB/XF 493

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	0006	OR	0.00	0.00	0.32	AC		1.00	1.00	1.80	35,000.00	63,000.00	20,160							

REVIEW DATE 07/31/2020 BY KBA Total Acres: 0.32 Total Land Value: 20,160 Market: 0 Agricultural: 0 Common: 20,160 PRINTED 08/06/2024 BY SYS