PT SEC 8-4N-25E IN
OR 2598/353
(EX PT IN R/W OR 248/70)

COLLINS CHRISTOPHER D & KRISTY J
650 PECAN PARK RD #49
JACKSONVILLE, FL 32218

2025

08-4N-25-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

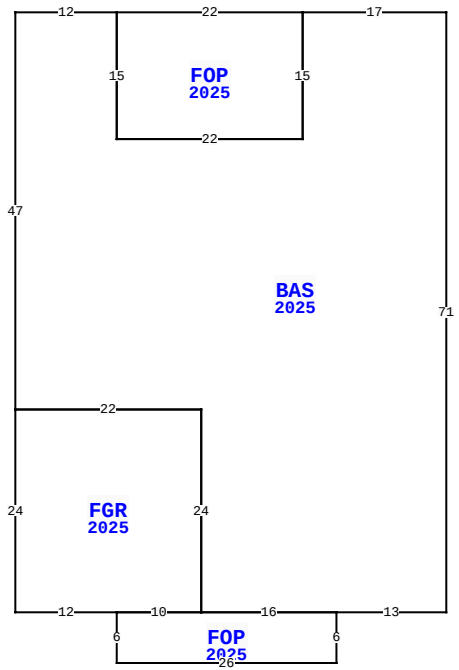
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,763	100	2025	2,763	413,593
FGR	528	55	2025	290	43,410
FOP	156	30	2025	47	7,035
FOP	330	30	2025	99	14,819
TOTALS	3,777			3,199	478,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,199	94.7416	149.69	478,858	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2763 HX Base Yr



475910 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	478,858
TOTAL MARKET OB/XF VALUE	6,575
TOTAL LAND VALUE - MARKET	225,990
TOTAL MARKET VALUE	711,423
SOH/AGL Deduction	0
ASSESSED VALUE	711,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	711,423
TOTAL JUST VALUE	711,423
NCON VALUE	485,433
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240010795	CO		09/19/2024
23002924	NEW CONSTR	489,274	03/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0353	10/18/2022	WD	Q	V	01	285,000
GRANTOR: HICKS CYNTHIA						
GRANTEE: COLLINS CHRISTOPHER						
2598/0350	7/28/2022	QC	U	V	11	100
GRANTOR: LEWIS ERIC						
GRANTEE: HICKS CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E12 S15 E22 N15 E17 S71 W13 W16 N24 W22 N47 $
FOP=[YR=2025;ORIG=22,25] E22 N15 W22 S15 $
FGR=[YR=2025;ORIG=32,57] W22 S24 E12 E10 N24 $
FOP=[YR=2025;ORIG=22,81] E10 E16 S6 W26 N6 $
.

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	0	0	0	910.00	SF	6.50	6.50	100	2025	2024		100	5,915	
2	1127	BRICK 8"	0	0	0	0	60.00	SF	11.00	11.00	100	2025	2024		100	660	

LAND DESCRIPTION

TOTAL OB/XF 6,575

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	RES	0		OR			14.58	AC		1.00	1.00	1.00	15,500.00	15,500.00	225,990							

REVIEW DATE 10/24/2024 BY TW Total Acres: 14.58 Total Land Value: 225,990 Market: 0 Agricultural: 0 Common: 225,990 PRINTED 07/30/2025 BY SYS