PT GOVT LOTS 1 & 2
IN OR 1942/1191
(EX OR 2104/1412)

**NELSON WILLIAM B & CHANDA L**
47185 MIDDLE RD
HILLIARD, FL 32046

**2025**

**09-3N-25-0000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Quality | 06 | Quality Level 06 |

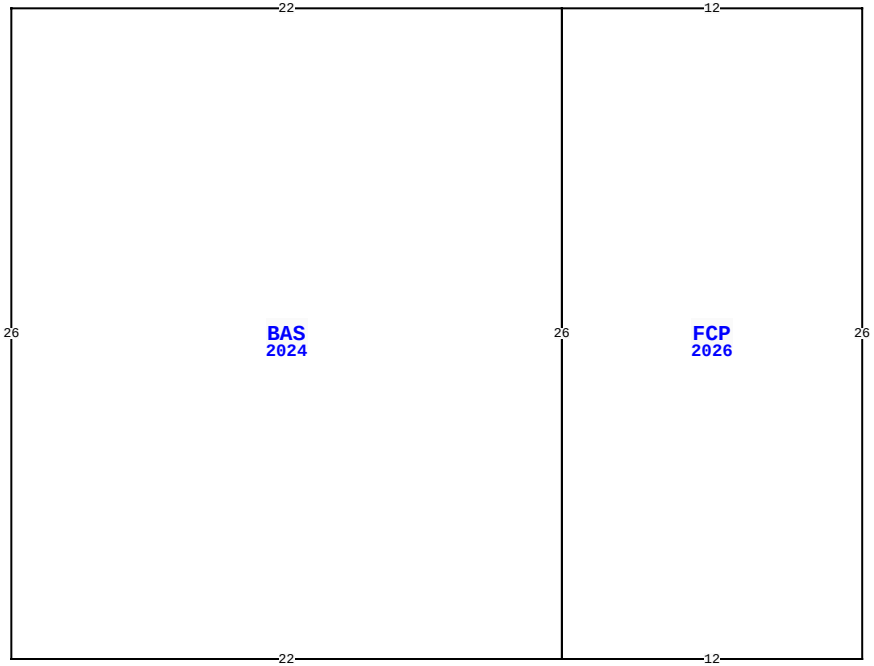
| | | | |
|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 572 | 100 | 2024 | 572 | 12,716 |
| FCP | 312 | 25 | 2026 | 78 | 1,734 |
| TOTALS | 884 | | | 650 | 14,450 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 650 | 63.2500 | 23.40 | 15,210 | 2019 | 2019 | 0 | 0 | 0 | 5.00 | 95.00 |

1 GARAGE RES – 0% - 2020 Heated Area: 572 HX Base Yr




MIDDLE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | 03/28/2025 KBA |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 14,450 |
| TOTAL MARKET OB/XF VALUE | 12,150 |
| TOTAL LAND VALUE - MARKET | 433,500 |
| TOTAL MARKET VALUE | 72,580 |
| SOH/AGL Deduction | 16,458 |
| ASSESSED VALUE | 56,122 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 56,122 |
| TOTAL JUST VALUE | 460,100 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 401,997 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19005206 | XFOB | 0 | 06/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1942/1191 | 10/16/2014 | QC | U | V | 11 | 100 |
| GRANTOR: NELSON CHANDA L | | | | | | |
| GRANTEE: NELSON WILLIAM BRIA | | | | | | |
| 1831/0117 | 12/21/2012 | QC | U | V | 11 | 100 |
| GRANTOR: VANZANT HUBERT N | | | | | | |
| GRANTEE: NELSON CHANDA L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E22 S26 W22 N26 $
FCP=[YR=2026;ORIG=72,10] E12 S26 W12 N26 $
.

## 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 | 0 | 30 | 30 | 900.00 | SF | 15.00 | 15.00 | 100 | 2020 | 2020 | 3 | 90 | 12,150 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,150

| 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 | 009900 | C | ACREAGE NON- | 0 | | OR | 0.00 | 0.00 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 21,250 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 35.00 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 18,375 | | | | | | | |
| 3 | 005400 | A | TIMBER 1 N S | 0 | | OR | 0.00 | 0.00 | 7.00 | AC | | 1.00 | 1.00 | 1.00 | 685.00 | 685.00 | 4,795 | | | | | | | |
| 4 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 390.00 | 390.00 | 1,560 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 48.50 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 412,250 | | | | | | | |

REVIEW DATE 05/19/2020 BY KBA Total Acres: 48.50 Total Land Value: 45,980 Market: 412,250 Agricultural: 24,730 Common: 21,250 PRINTED 07/30/2025 BY SYS