LOT 15
CROSSROADS OR 2297/719
UTIL ESMT IN OR 2430-962

HANCHER STACEY & LOUANN
47206 MIDDLE RD
HILLIARD, FL 32046

2025

09-3N-25-0301-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

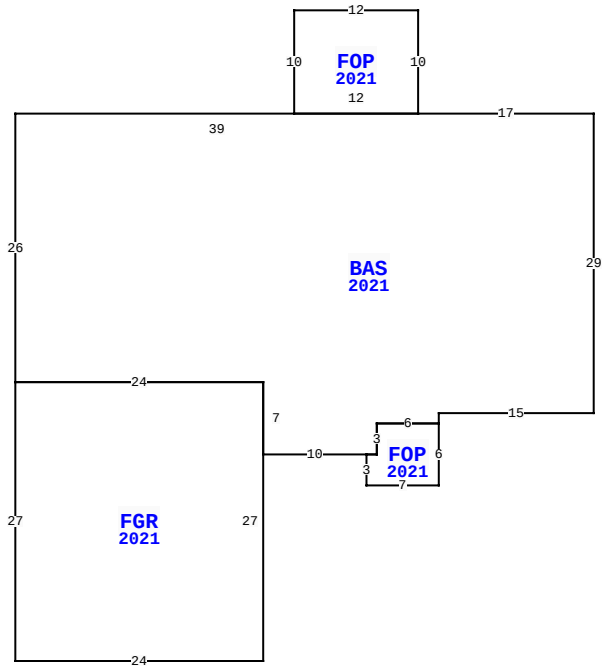
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100	2021	1,602	223,623
FGR	648	55	2021	356	49,694
FOP	39	30	2021	12	1,675
FOP	120	30	2021	36	5,025
TOTALS	2,409			2,006	280,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,006	106.8200	141.00	282,846	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1602 HX Base Yr



47206 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,018
TOTAL MARKET OB/XF VALUE		7,455
TOTAL LAND VALUE - MARKET		132,300
TOTAL MARKET VALUE		419,773
SOH/AGL Deduction		48,616
ASSESSED VALUE		371,157
TOTAL EXEMPTION VALUE	13	371,157
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		419,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011116	CO ISSUED	0	08/12/2021
20011116	NEW CONSTR	351,785	11/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/0712	6/27/2020	SW	Q	V	01	58,000

GRANTOR: RAYDIENT LLC
GRANTEE: HANCHER STACEY & LO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] N10 W12 S10 E12$ W39 S26 FGR=[YR=2021] S27 E24 N27 W24$ E24 S7 E10 FOP=[YR=2021] S3 E7 N6 W6 S3 W1$ E1 N3 E6 N1 E15 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100	2021	2021	3	99	3,990	

LAND DESCRIPTION

TOTAL OB/XF 7,455

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	100		OR	0.00	0.00	4.41	AC		1.00	1.00	1.00	30,000.00	30,000.00	132,300							

REVIEW DATE 11/08/2021 BY KB Total Acres: 4.41 Total Land Value: 132,300 Market: 0 Agricultural: 0 Common: 132,300 PRINTED 07/30/2025 BY SYS