LOT 2
IN OR 2210/594
CASHEN FARMS PBK 8/193

TOWNSEND MARSHALL III & AMERITTA
47009 MIDDLE ROAD
HILLIARD, FL 32046

2025

15-3N-25-0251-0002-0000

BUILDING CHARACTERISTICS

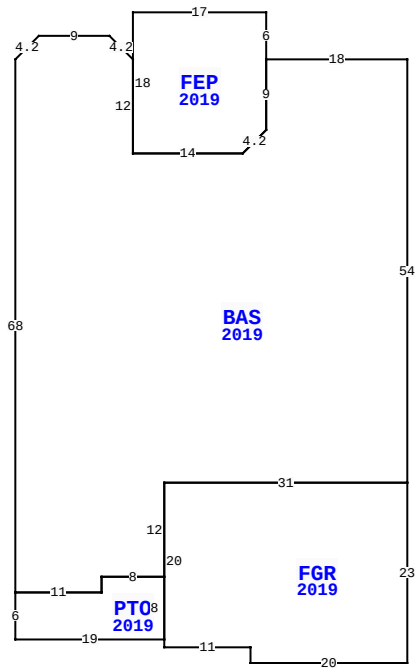
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	5018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,787	100	2019	2,787	388,412
FEP	302	80	2019	242	33,727
FGR	691	55	2019	380	52,959
PTO	130	5	2019	6	836
TOTALS	3,910			3,415	475,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,415	107.7320	142.21	485,647	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2023 Heated Area: 2787 HX Base Yr



47009 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		475,934
TOTAL MARKET OB/XF VALUE		84,399
TOTAL LAND VALUE - MARKET		69,300
TOTAL MARKET VALUE		629,633
SOH/AGL Deduction		25,249
ASSESSED VALUE		604,384
TOTAL EXEMPTION VALUE	13	604,384
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		629,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,960

MISC STRG = NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2303393	SWIM POOL	100,645	03/14/2023
18009344	CO ISSUED	0	03/15/2019
18009344	NEW CONSTR	366,252	09/01/2018
B2306127	SCRN ENCLSRE	33,907	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/0594	5/23/2018	SW	Q	V	02	32,500

GRANTOR: RAYDIENT LLC
GRANTEE: TOWNSEND MARSHALL I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FEP=[YR=2019] N6 W17 S18 E14 U3 R3 N9$ S9 L3 D3 W14 N12 U3 L3 W9 D3 L3 S68 PTO=[YR=2019] S6 E19 FGR=[YR=2019] S1 E11 S2 E20 N23 W31 S20$ N8 W8 S2 W11$ E11 N2 E8 N12 E31 N54$.

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	0812	CONCRETE C	0	100	0	0	2,126.00	SF	4.00	4.00	100	2020	2020	3	98	8,334	
2	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2019		82	4,100	
3	0911	SCRN RM A	1	100	0	0	1,470.00	SF	17.50	17.50	100	2024	2023		97	24,953	
4	0861	POOL GUNIT	1	100	0	0	340.00	SF	85.00	85.00	100	2024	2023		98	28,322	
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
6	0855	CONC PAVER	1	100	0	0	1,130.00	SF	10.00	10.00	100	2024	2023		100	11,300	
7	0855	CONC PAVER	1	100	0	0	545.00	SF	10.00	10.00	100	2024	2023		100	5,450	

LAND DESCRIPTION

TOTAL OB/XF 84,399

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	1.54	AC		1.00	1.00	1.00	45,000.00	45,000.00	69,300							

REVIEW DATE 08/03/2023 BY KW Total Acres: 1.54 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 07/30/2025 BY SYS