LOT 6
IN OR 2206/1002
CASHEN FARMS PBK 8/193

PAYNE MICHAEL ALAN & CYNTHIA D
46977 MIDDLE ROAD
HILLIARD, FL 32046

2025

15-3N-25-0251-0006-0000

BUILDING CHARACTERISTICS

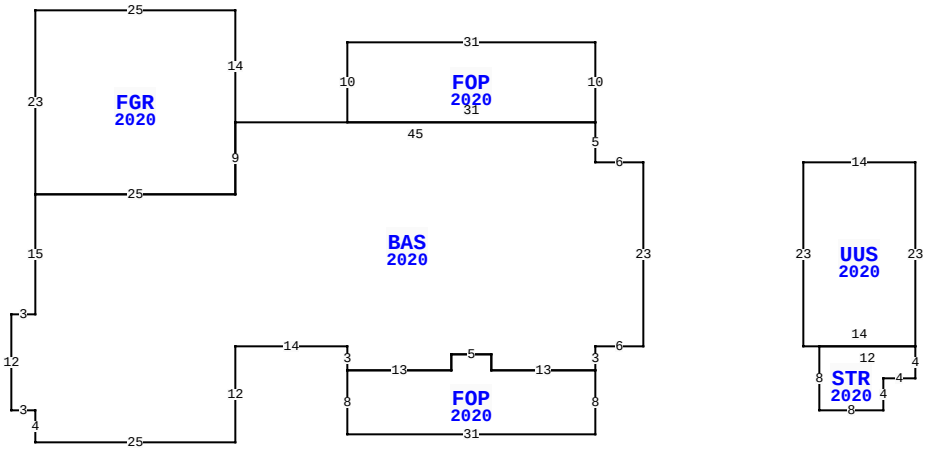
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,292	100	2020	2,292	307,673
FGR	575	55	2020	316	42,419
FOP	258	30	2020	77	10,337
FOP	310	30	2020	93	12,485
STR	80	10	2020	8	1,074
UUS	322	50	2020	161	21,612
TOTALS	3,837			2,947	395,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,947	103.4000	136.49	402,236	2020	2020	0	0	0	1.65	98.35

1 SNGL FAM – 100% - 2021 Heated Area: 2292 HX Base Yr 2021



46977 MIDDLE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		421,234
TOTAL MARKET OB/XF VALUE		9,463
TOTAL LAND VALUE - MARKET		105,900
TOTAL MARKET VALUE		536,597
SOH/AGL Deduction		153,600
ASSESSED VALUE		382,997
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		332,275
TOTAL JUST VALUE		536,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013735	GARAGE	77,945	10/07/2021
19005825	CO ISSUED	0	06/17/2020
19005825	NEW CONSTR	338,000	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2206/1002	6/25/2018	QC	U	V	11	100
GRANTOR: PAYNE MICHAEL ALAN &						
GRANTEE: PAYNE MICHAEL A SR						
2165/1318	12/20/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: PAYNE MICHAEL ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W6 N5 FOP=[YR=2020] N10 W31 S10 E31$ W45
FGR=[YR=2020] N14 W25 S23 E25 N9$ S9 W25 S15 W3 S12 E3 S4 E25
N12 E14 S3 FOP=[YR=2020] S8 E31 N8 W13 N2 W5 S2W13$ E13 N2
E5 S2 E13 N3 E6 N23$ PTR= E20 UUS=[YR=2020] E14 S23
STR=[YR=2020] S4 W4 S4 W8 N8 E12$ W14 N23$ W20$.

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	0811	CONCRETE B	0	100	0	0	1,177.00	SF	5.20	5.20	100	2020	2020	3	98	5,998	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 9,463

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	3.53	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,900							

REVIEW DATE 12/14/2021 BY KB Total Acres: 3.53 Total Land Value: 105,900 Market: 0 Agricultural: 0 Common: 105,900 PRINTED 07/30/2025 BY SYS

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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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

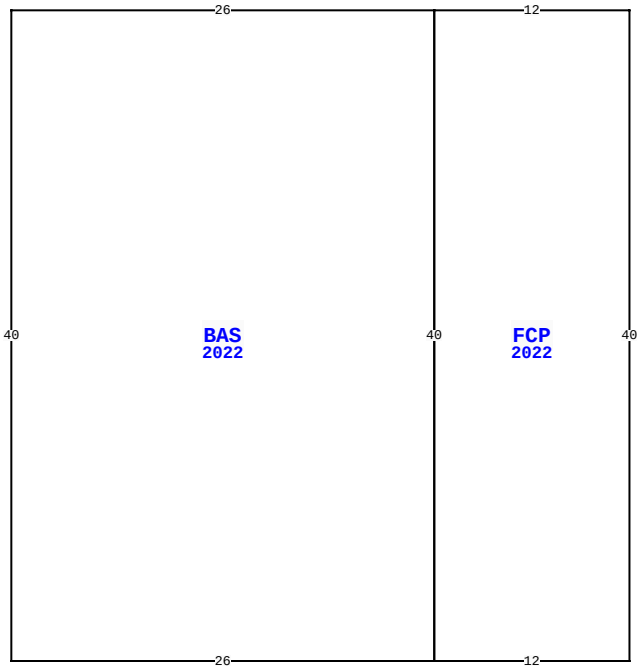
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2022	1,040	22,983
FCP	480	25	2022	120	2,652
TOTALS	1,520			1,160	25,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,160	60.9500	22.55	26,158	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 1040 HX Base Yr 2021



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GRANTOR: RAYONIER FOREST RESOU						
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BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W12 BAS=[YR=2022] W26 S40 E26 N40$ S40 E12 N40$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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