IN OR 1887/1229
(LESS R/W IN OR 66/130)

MASON CRAIG
475212 MIDDLE RD
HILLIARD, FL 32046

2025

17-4N-25-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

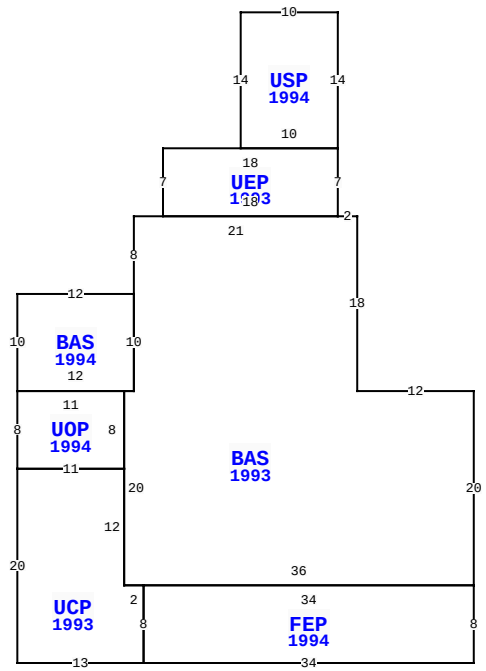
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1993	1,134	33,687
BAS	120	100	1994	120	3,565
FEP	272	80	1994	218	6,476
UCP	236	20	1993	47	1,396
UEP	126	60	1993	76	2,258
UOP	88	20	1994	18	535
USP	140	30	1994	42	1,248
TOTALS	2,116			1,655	49,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,655	56.0500	56.05	92,763	1950	1970	0	0	0	47.00	53.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1254 HX Base Yr 2024



475212 MIDDLE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		49,164
TOTAL MARKET OB/XF VALUE		3,528
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		115,692
SOH/AGL Deduction		16,294
ASSESSED VALUE		99,398
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,676
TOTAL JUST VALUE		115,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/709	10/25/2023	QC	U	I	11	35,000
GRANTOR: BARR BETTY J						
GRANTEE: MASON CRAIG						
2665/1737	9/08/2023	FJ	U	I	11	0
GRANTOR: LYONS HELEN EURETHA E						
GRANTEE: LYONS WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N18 W2 UEP=[YR=1993] N7 USP=[YR=1994] N14 W10 S14 E10$ W18 S7 E18$ W21 S8 BAS=[YR=1994] W12 S10 UOP=[YR=1994] S8 UCP=[YR=1993] S20 E13 FEP=[YR=1994] E34 N8 W34 S8$ N8 W2 N12 W11$ E11 N8 W11$ E12 N10$ S10 W1 S20 E36 N20$.

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	0510	GARAGE WD-	1	100	28	18	504.00	SF	35.00	35.00	100	2024	1970		20	3,528	

LAND DESCRIPTION

TOTAL OB/XF 3,528

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	1.40	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.40 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS