W1/2 OF GOV LOT 7
IN DB W PG 99
EX R/W OR 253/400&455

TAYLOR EDWARD EST
C/O CLIFFORD ALBERTIE, 474991 MIDDLE ROAD
HILLIARD, FL 32046-6223

2025

17-4N-25-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

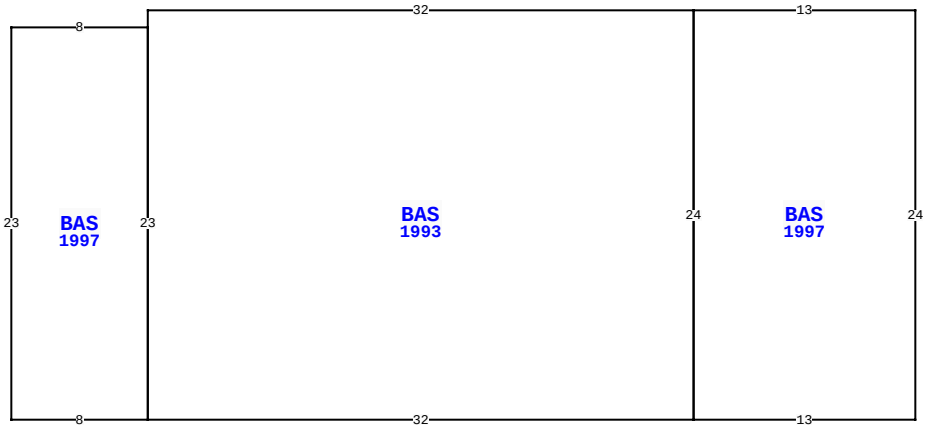
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD 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	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	768	100	1993	768	44,985
BAS	184	100	1997	184	10,778
BAS	312	100	1997	312	18,275
TOTALS	1,264			1,264	74,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	75.5820	75.58	95,533	1963	1963	0	0	0	22.50	77.50

3 SINGLE FAM – 0% - 0 Heated Area: 1264 HX Base Yr



475097 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	120,268
TOTAL MARKET OB/XF VALUE	1,725
TOTAL LAND VALUE - MARKET	377,810
TOTAL MARKET VALUE	226,855
SOH/AGL Deduction	59,582
ASSESSED VALUE	167,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,273
TOTAL JUST VALUE	499,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W13 BAS=[YR=1993] W32 S1 BAS=[YR=1997] W8 S23 E8 N23$ S23 E32 N24$ S24 E13 N24$.

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-	0	0	20	16	320.00	SF	26.95	26.95	100	1995	1995	3	20	1,725	

LAND DESCRIPTION

TOTAL OB/XF 1,725

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	26.86	AC		1.00	1.00	1.00	525.00	525.00	14,102							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	190.00	190.00	760							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.86	AC		1.00	1.00	1.00	8,500.00	8,500.00	287,810							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 33.86 Total Land Value: 104,862 Market: 287,810 Agricultural: 14,862 Common: 90,000 PRINTED 07/30/2025 BY SYS

W1/2 OF GOV LOT 7
IN DB W PG 99
EX R/W OR 253/400&455

TAYLOR EDWARD EST
C/O CLIFFORD ALBERTIE, 474991 MIDDLE ROAD
HILLIARD, FL 32046-6223

2025

17-4N-25-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

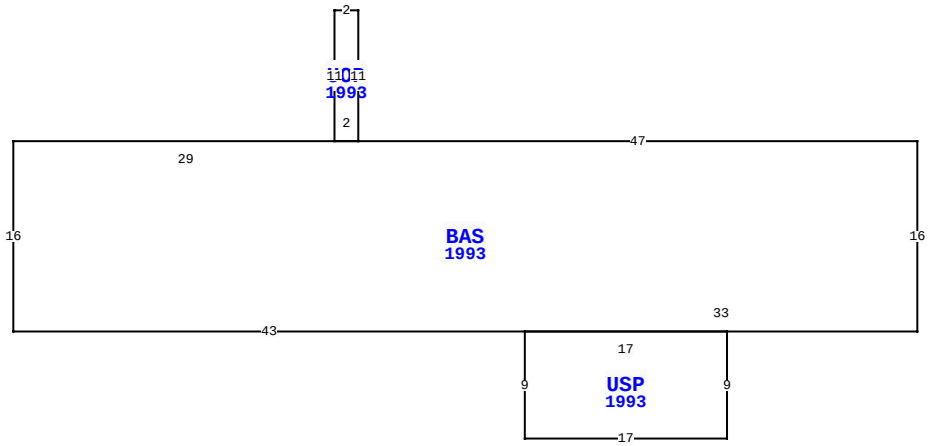
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,216	100	1993	1,216	34,087
UOP	22	25	1993	6	168
USP	153	50	1993	76	2,130
TOTALS	1,391			1,298	36,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,298	116.8000	93.44	121,285	1980	1980	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 1216 HX Base Yr



475097 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	120,268
TOTAL MARKET OB/XF VALUE	1,725
TOTAL LAND VALUE - MARKET	377,810
TOTAL MARKET VALUE	226,855
SOH/AGL Deduction	59,582
ASSESSED VALUE	167,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,273
TOTAL JUST VALUE	499,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 UOP=[YR=1993] N11 W2 S11 E2$ W29 S16 E43
USP=[YR=1993] S9 E17 N9 W17$ E33 N16$.

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

REVIEW DATE 08/03/2020 BY KBA Total Acres: 33.86 Total Land Value: 104,862 Market: 287,810 Agricultural: 14,862 Common: 90,000 PRINTED 07/30/2025 BY SYS

W1/2 OF GOV LOT 7
IN DB W PG 99
EX R/W OR 253/400&455

TAYLOR EDWARD EST
C/O CLIFFORD ALBERTIE, 474991 MIDDLE ROAD
HILLIARD, FL 32046-6223

2025

17-4N-25-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

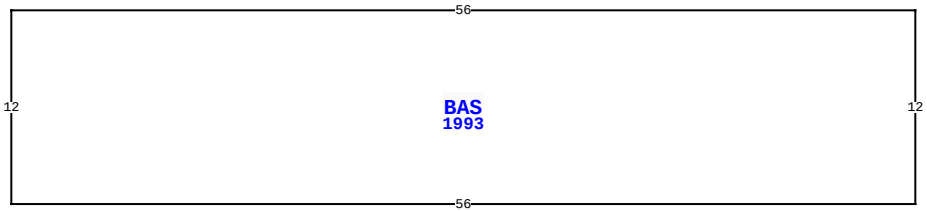
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	9,844
TOTALS	672			672	9,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	61.0400	48.83	32,814	1980	1980	0	0	0	70.00	30.00

5 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



475097 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	120,268
TOTAL MARKET OB/XF VALUE	1,725
TOTAL LAND VALUE - MARKET	377,810
TOTAL MARKET VALUE	226,855
SOH/AGL Deduction	59,582
ASSESSED VALUE	167,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,273
TOTAL JUST VALUE	499,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/03/2020 BY KBA Total Acres: 33.86 Total Land Value: 104,862 Market: 287,810 Agricultural: 14,862 Common: 90,000 PRINTED 07/30/2025 BY SYS