TRACT 1
KINGS FERRY FORREST PB 5/25

STARRETT FAMILY LIVING TRUST/STARRETT NICHOLAS TRU
473951 MIDDLE ROAD
HILLIARD, FL 32046

2025

20-4N-25-4210-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

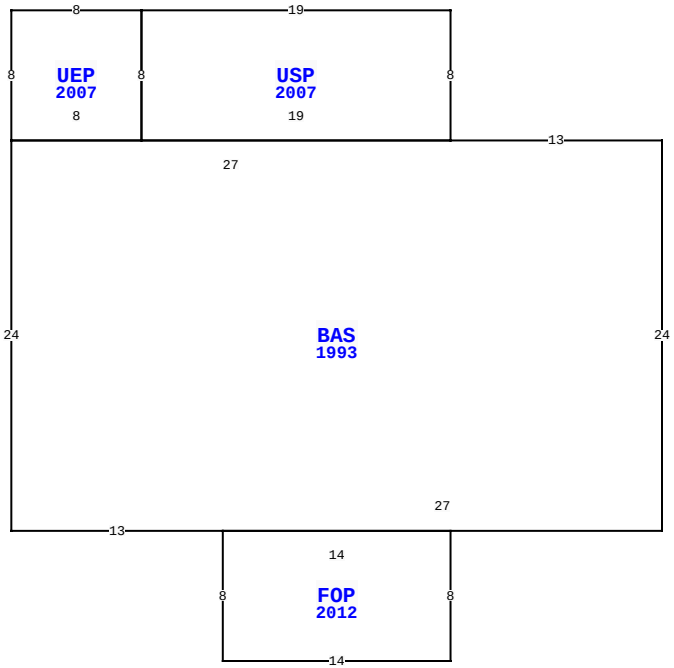
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	960	100	1993	960	26,726
FOP	112	30	2012	34	947
UEP	64	70	2007	45	1,253
USP	152	50	2007	76	2,116
TOTALS	1,288			1,115	31,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,115	116.0000	92.80	103,472	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 960 HX Base Yr 2019



473951 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		31,042
TOTAL MARKET OB/XF VALUE		4,218
TOTAL LAND VALUE - MARKET		127,800
TOTAL MARKET VALUE		163,060
SOH/AGL Deduction		97,302
ASSESSED VALUE		65,758
TOTAL EXEMPTION VALUE	HX HB	40,758
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		163,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8717	MH MOVE-ON	12,000	10/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/965	5/24/2023	WD	U	I	11	100
GRANTOR: STARRETT NICHOLAS &						
GRANTEE: STARRETT FAMILY LIV						
2195/1014	5/04/2018	WD	U	I	37	40,000
GRANTOR: KATO JOHN H & PAMELA						
GRANTEE: STARRETT NICHOLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 USP=[YR=2007] N8 W19 UEP=[YR=2007] W8 S8 E8 N8$ S8 E19$ W27 S24 E13 FOP=[YR=2012] S8 E14 N8 W14$E27 N24$.

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	0200	BARN WD 0-	0	100	28	33	924.00	SF	20.00	20.00	100	1985	1985	3	20	3,696	
2	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	2002	2002	3	29	522	

LAND DESCRIPTION

TOTAL OB/XF 4,218

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	0006	OR	0.00	0.00	4.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	127,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.26 Total Land Value: 127,800 Market: 0 Agricultural: 0 Common: 127,800 PRINTED 07/30/2025 BY SYS