TRACT 2
KINGS FERRY FORREST PB 5/25

LAROQUE WANESA
473931 MIDDLE RD
HILLIARD, FL 32046

2025

20-4N-25-4210-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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	05	Quality Level 05

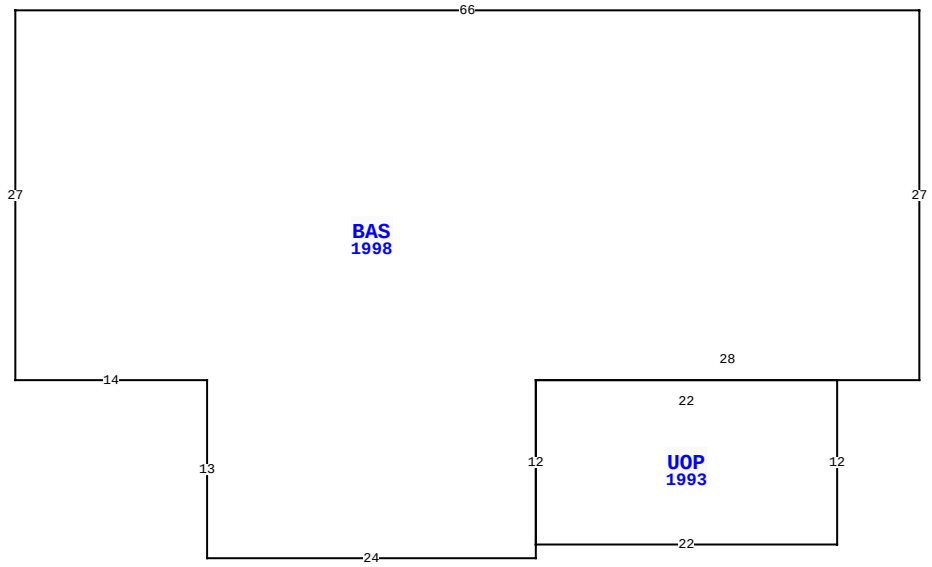
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	1998	2,094	213,499
UOP	264	25	1993	66	6,729
TOTALS	2,358			2,160	220,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	141.1200	119.95	259,092	1997	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2024 Heated Area: 2094 HX Base Yr 2024



473931 MIDDLE RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,228
TOTAL MARKET OB/XF VALUE		47,696
TOTAL LAND VALUE - MARKET		121,500
TOTAL MARKET VALUE		389,424
SOH/AGL Deduction		51,866
ASSESSED VALUE		337,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,836
TOTAL JUST VALUE		389,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108456	XFOB	10,500	06/01/2001
B0108133	SWIM POOL	41,775	04/01/2001
MH971936	MH MOVE-ON	0	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/407	10/13/2023	WD	Q	I	01	410,000
GRANTOR: WATKINS RICHARD C & M						
GRANTEE: LAROQUE WANESA						
2471/0539	6/08/2021	WD	Q	I	01	295,000
GRANTOR: POSEY JERRID W & DAYN						
GRANTEE: WATKINS RICHARD C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S27 E14 S13 E24 N1 UOP=[YR=1993] E22 N12 W22 S12 $ N12 E28 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0510	GARAGE WD-	0	100	24	16	384.00	SF	24.85	24.85	100	1999	1999	3	26	2,481	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2001	2001	3	25	9,563	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
5	0845	KOOL DECK	0	100	0	0	766.00	SF	7.25	7.25	100	2001	2001	3	79	4,387	
6	0911	SCRN RM A	0	100	46	29	1,334.00	SF	17.50	17.50	100	2001	2001	3	20	4,669	
7	0803	ASPHALT C	0	100	0	0	2,763.00	SF	2.00	2.00	100	2005	2005	3	54	2,984	
8	0350	CARPORT WD	0	100	30	24	720.00	SF	13.00	13.00	100	2024	2022		93	8,705	
9	0350	CARPORT WD	0	100	22	16	352.00	SF	13.00	13.00	100	2024	2022		93	4,256	
10	0812	CONCRETE C	0	100	46	42	1,932.00	SF	4.00	4.00	100	2024	2022		99	7,651	

TOTAL OB/XF 47,696

LAND DESCRIPTION

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	4.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	121,500							

REVIEW DATE 12/18/2023 BY KWA Total Acres: 4.05 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 07/30/2025 BY SYS