TRACTS 6 & 7
IN OR 1001/250
KINGS FERRY FORREST PB 5/25

HUMPHREY JACK M JR
P O BOX 1429
CALLAHAN, FL 32011-1429

2025

20-4N-25-4210-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 60
Interior Floo	11	CLAY TILE 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

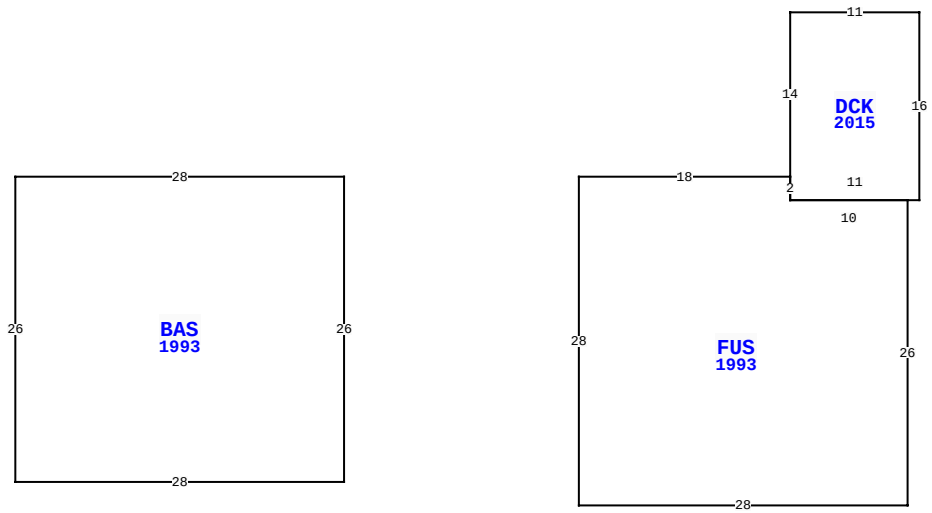
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	65,931
DCK	176	10	2015	18	1,630
FUS	764	100	1993	764	69,191
TOTALS	1,668			1,510	136,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,510	108.4600	108.46	163,775	1991	1991	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2002 Heated Area: 1492 HX Base Yr 2002



473795 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		136,752
TOTAL MARKET OB/XF VALUE		10,656
TOTAL LAND VALUE - MARKET		119,535
TOTAL MARKET VALUE		266,943
SOH/AGL Deduction		141,232
ASSESSED VALUE		125,711
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,989
TOTAL JUST VALUE		266,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6624	NEW CONSTR	37,046	07/23/1990
6848	NEW CONSTR	302	07/23/1990
3478	H/AC	450	07/23/1990
4008	NEW CONSTR	473	07/23/1990
3415	NEW CONSTR	43,800	06/10/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1001/0250	8/03/2001	WD	Q	I		105,000
GRANTOR: SANFORD JAMES R JR &						
GRANTEE: HUMPHREY JACK M JR						
0611/0192	10/31/1990	WD	U	V	10	33,000
GRANTOR: SHEFFIELD WM F INC						
GRANTEE: SANFORD JAMES JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S26 E28 N26$ PTR= E20 FUS=[YR=1993] E18
DCK=[YR=2015] N14 E11 S16 W11 N2$ S2 E10 S26 W28 N28$ 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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1975	1975	3	20	576	
2	0510	GARAGE WD-	0	100	20	40	800.00	SF	35.00	35.00	100	2005	2005	3	36	10,080	

LAND DESCRIPTION

TOTAL OB/XF 10,656

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	6.13	AC		1.00	1.00	1.00	19,500.00	19,500.00	119,535							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 6.13 Total Land Value: 119,535 Market: 0 Agricultural: 0 Common: 119,535 PRINTED 07/30/2025 BY SYS