

PT OF N1/2 OF SW1/4 OF SW1/4
IN OR 2616/788 AS TO PARCEL 2
LYING W OF MIDDLE RD (EX 5-3,5-4

GRAHAM ZACHARY N & JENNIFER W
472760 MIDDLE RD
HILLIARD, FL 32046

2025

28-4N-25-0000-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	5400	TIMBERLAND 90+
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5001.00	

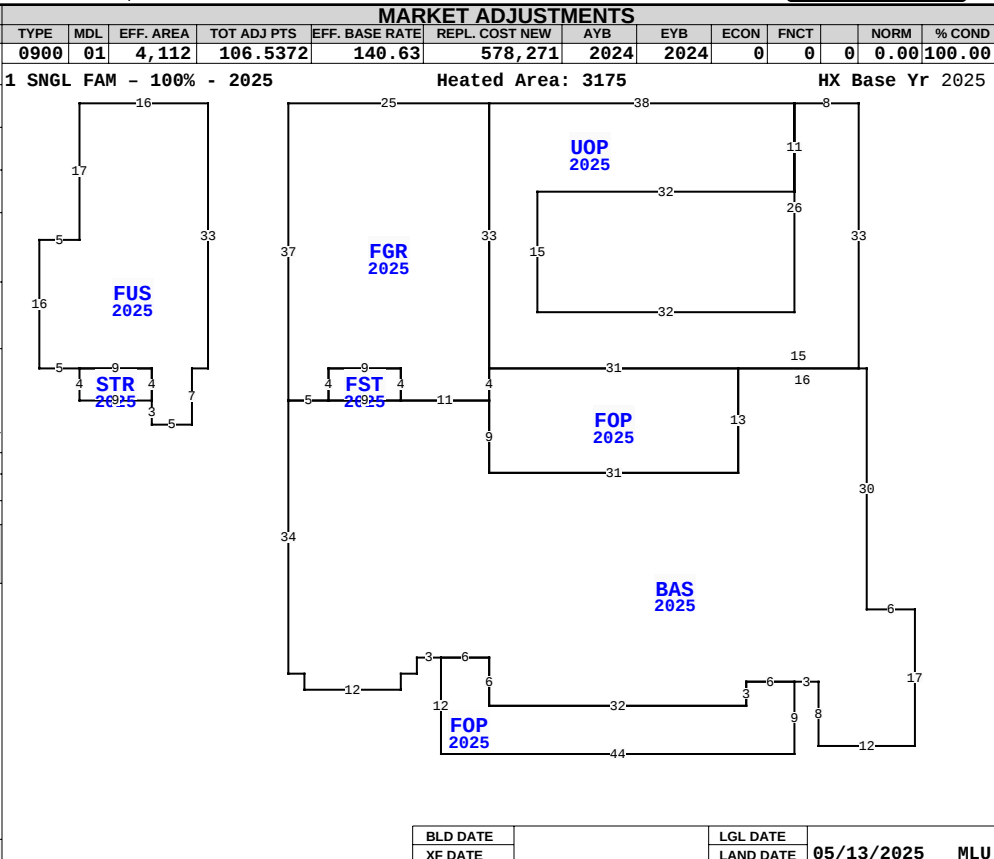
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,532	100	2025	2,532	356,075
FGR	889	55	2025	489	68,768
FOP	318	30	2025	95	13,360
FOP	403	30	2025	121	17,016
FST	36	55	2025	20	2,813
FUS	643	100	2025	643	90,425
STR	36	10	2025	4	563
UOP	1,038	20	2025	208	29,251

TOTALS	5,895			4,112	578,271
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,858.00	SF	5.20
2	0501	FP-AVERAGE	0	100	0	0	2.00	UT	5,000.00
3	0911	SCRN RM A	0	100	46	32	1,472.00	SF	17.50
4	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
7	0474	VF 4 RAIL	0	100	0	0	384.00	LF	9.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR			2.20
2	009400	C	RIGHT-OF-WAY	100		OR	0.00	0.00	0.50
3	005400	A	TIMBER 1 N S	100		OR	0.00	0.00	10.47
4	005901	A	HARDWOOD SI	100		OR	0.00	0.00	1.80
5	009910	M	MARKET VALUE	100		OR	0.00	0.00	12.27

REVIEW DATE	12/16/2024	BY	TW
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TOTAL OB/XF									
96,774									
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1	000100	C	RES	100		OR			2.20
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3	005400	A	TIMBER 1 N S	100		OR	0.00	0.00	10.47
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5	009910	M	MARKET VALUE	100		OR	0.00	0.00	12.27

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					601,853				
TOTAL MARKET OB/XF VALUE					96,774				
TOTAL LAND VALUE - MARKET					267,235				
TOTAL MARKET VALUE					783,254				
SOH/AGL Deduction					173,347				
ASSESSED VALUE					609,907				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					559,185				
TOTAL JUST VALUE					965,862				
NCON VALUE					698,627				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					190,868				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240003821	PRIVATE PROV PLAN	611,577	04/04/2024
240003821	CO		04/04/2024
B240000450	SCRN ENCLSR - P00	38,520	01/12/2024
B230015968	POLE SHED (30X40)	22,400	12/13/2023
SP23-13305	POOL	80,780	10/17/2023
B23-10541	SFR	611,577	08/16/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2616/0788	1/30/2023	WD	Q	V	02	210,000	
GRANTOR: LEWIS KIMBERLY SUZANN							
GRANTEE: GRAHAM ZACHARY N &							
2611/1735	1/05/2023	QC	U	V	11	100	
GRANTOR: LEWIS KIMBERLY SUZANN							
GRANTEE: WISE KATE MARIE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=10,10] E5 E9 E11 S9 E31 N13 E16 S30 E6 S17 W12 N8 W3 W6 S3 W32 N6 W6 W3 S2 W2 S2 W12 N2 W2 N34 \$									
FOP=[YR=2025;ORIG=29,42] E6 S6 E32 N3 E6 S9 W44 N12 \$									
FOP=[YR=2025;ORIG=66,19] W31 N9 N4 E31 S13 \$									
FGR=[YR=2025;ORIG=10,10] E5 N4 E9 S4 E11 N4 N33 W25 S37 \$									
FST=[YR=2025;ORIG=15,10] E9 N4 W9 S4 \$									
FUS=[YR=2025;ORIG=0,-27] W16 S17 W5 S16 E5 E9 S4 S3 E5 N7 E2 N33 \$									
STR=[YR=2025;ORIG=-7,6] W9 S4 E9 N4 \$									
UOP=[YR=2025;ORIG=35,6] E31 E15 N33 W8 S26 W32 N15 E32 N11 W38 S33 \$									

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