PT OF LOT 1 & UNDEVELOPED R/W
IN OR 1054/1841
ROSEMONT GARDEN TRACTS PBK O/8

MANINGER KATRINA F
473521 MIDDLE RD
HILLIARD, FL 32046

2025

29-4N-25-4210-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

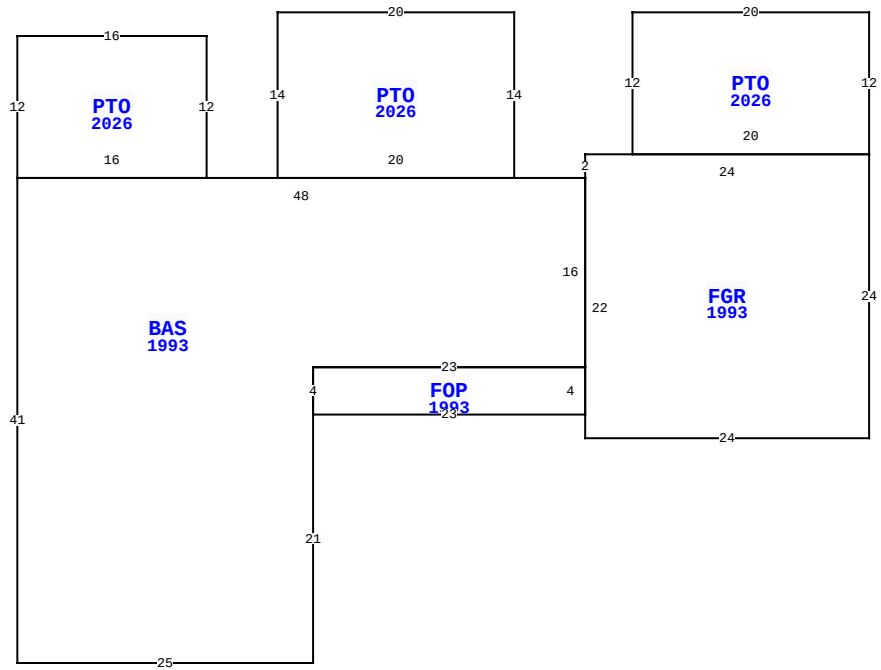
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,393	100	1993	1,393	136,114
FGR	576	55	1993	317	30,975
FOP	92	30	1993	28	2,736
PTO	192	5	2026	10	977
PTO	240	5	2026	12	1,172
PTO	280	5	2026	14	1,368
TOTALS	2,773			1,774	173,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	138.6000	138.60	245,876	1972	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 2002 Heated Area: 1393 HX Base Yr 2002



473521 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,294
TOTAL MARKET OB/XF VALUE		4,608
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		257,302
SOH/AGL Deduction		124,096
ASSESSED VALUE		133,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,484
TOTAL JUST VALUE		257,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/1841	5/09/2002	WD	Q	I	01	100
GRANTOR: MANINGER JEFFREY S						
GRANTEE: MANINGER KATRINA F						
0657/0697	4/08/1992	WD	U	I	07	100
GRANTOR: SELLERS HAYWARD E						
GRANTEE: MANINGER JEFF & K F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,2] W48 S41 E25 N21 N4 E23 N16 $
FGR=[YR=1993;ORIG=0,0] W24 S2 S22 E24 N24 $
FOP=[YR=1993;ORIG=-47,22] E23 N4 W23 S4 $
PTO=[YR=2026;ORIG=-72,-10] E16 S12 W16 N12 $
PTO=[YR=2026;ORIG=-50,-12] E20 S14 W20 N14 $
PTO=[YR=2026;ORIG=-20,-12] E20 S12 W20 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
1	0681	POLE SHED	0	100	24	23	552.00	SF	15.00	15.00	100	1985	1985	3	20	1,656	
2	0812	CONCRETE C	0	100	0	0	1,677.00	SF	4.00	4.00	100	1985	1985	3	44	2,952	

LAND DESCRIPTION

TOTAL OB/XF 4,608

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	1.12	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,400							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 1.12 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 07/30/2025 BY SYS

PT OF LOT 1 & UNDEVELOPED R/W
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2025

29-4N-25-4210-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

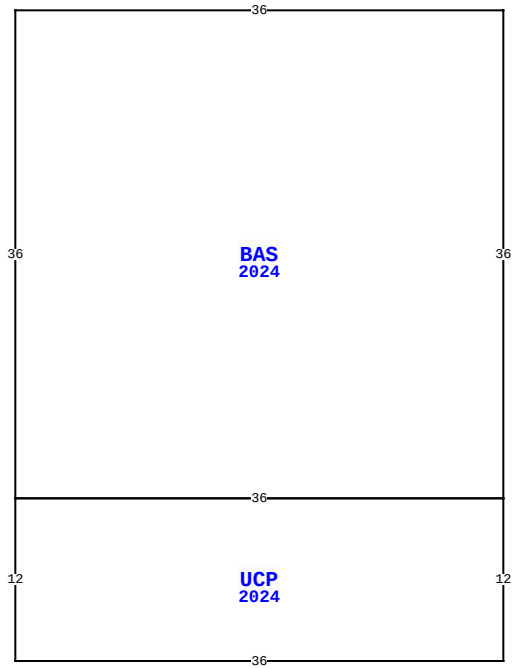
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	27,149
UCP	432	20	2024	86	1,802
TOTALS	1,728			1,382	28,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,382	57.2000	21.16	29,243	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1296 HX Base Yr 2002



473521 MIDDLE RD, HILLIARD

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0657/0697	4/08/1992	WD	U	I	07	100
GRANTOR: SELLERS HAYWARD E						
GRANTEE: MANINGER JEFF & K F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,4] E36 S36 W36 N36 $
UCP=[YR=2024;ORIG=50,40] E36 S12 W36 N12 $
.

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: 1.12 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 07/30/2025 BY SYS