PT OF SE1/4 OF SE1/4
IN OR 2495/1986

KANE NOAH
48500 MIDDLE ROAD
HILLIARD, FL 32046

2025

32-4N-25-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HADDOCK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	02/16/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	343,505
TOTAL MARKET VALUE	6,776
SOH/AGL Deduction	0
ASSESSED VALUE	6,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,776
TOTAL JUST VALUE	343,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,660

ALSO SEE OWNERS (MULTIPLE) ADJCNT AG PRCLS- LIVES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/1986	7/27/2021	WD	U	V	37	50,000

GRANTOR: LIBBY ROSS E JR IRREV

GRANTEE: KANE NOAH

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	16.69	AC		1.00	1.00	1.00	190.00	190.00	3,171							
2	005501	A	TIMBER 2 P S	0		OR			7.00	AC		1.00	1.00	1.00	515.00	515.00	3,605							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	23.69	AC		1.00	1.00	1.00	14,500.00	14,500.00	343,505							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 23.69 Total Land Value: 6,776 Market: 343,505 Agricultural: 6,776 Common: 0 PRINTED 07/30/2025 BY SYS