

PT SW1/4 OF NW1/4 &
PT NW1/4 OF SW1/4
SEC 33-4N-25E IN OR 2709/1273

BUTLER DAVID & LAURA
48410 MIDDLE RD
HILLIARD, FL 32046

2025

33-4N-25-0000-0003-0000



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 50			
Interior Floo	14	CARPET 50			
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			
Quality	03	Quality Level 03			
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	2,052	100	2026	2,052	202,030
DCK	96	15	2026	14	1,378
TOTALS	2,148			2,066	203,409

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,066	117.0000	99.45	205,464	2023	2023	0	0	1.00	99.00	
1 M/H 94+ - 100% - 2025						Heated Area: 2052		HX Base Yr 2025				
27 76 76 27 BAS 2026 8 12 12 8 DCK 2026												
				BLD DATE					LGL DATE	05/08/2025 MLU		
				XF DATE					LAND DATE			
				INC DATE					AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										203,409		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										102,375		
TOTAL MARKET VALUE										305,784		
SOH/AGL Deduction										0		
ASSESSED VALUE										305,784		
TOTAL EXEMPTION VALUE					HX HB					50,722		
BASE TAXABLE VALUE										255,062		
TOTAL JUST VALUE										305,784		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										115,931		
3/2023KW: MISC ALUMN STRGS (BY MH) = NV												