LOT 3 & PT OF LOTS 1,2 & 4
LYING EAST OF MIDDLE RD &
WEST OF HUNT CLUB RD IN OR 2672/

CHISM ADAM & MARCY
95553 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

33-4N-25-4210-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

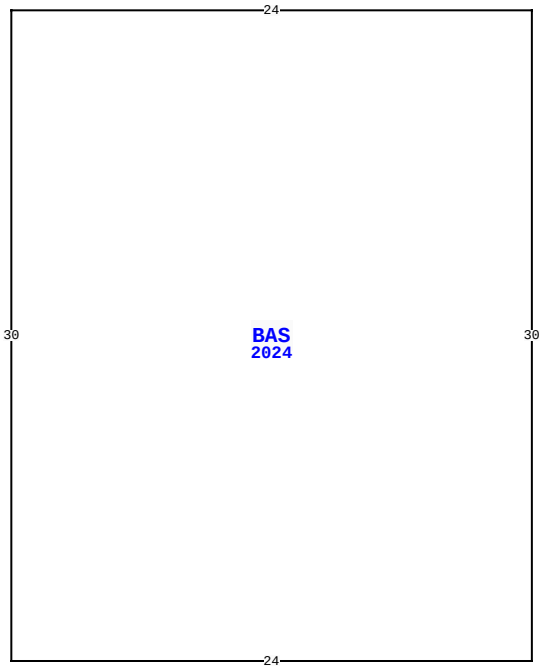
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	5500	TIMBERLAND 80-89
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	720	100	2024	720	16,680
TOTALS	720			720	16,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2025 Heated Area: 720 HX Base Yr



472667 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	04/02/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,680
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	251,770
TOTAL MARKET VALUE	68,684
SOH/AGL Deduction	0
ASSESSED VALUE	68,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,684
TOTAL JUST VALUE	268,450
NCON VALUE	16,680
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002182	24X30 STEEL BUILD	46,216	02/23/2024
B240002045	PRIVATE PROVIDER	565,182	02/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/347	10/04/2023	WD	U	V	11	100
GRANTOR: CHISM MICHAEL S & RHO						
GRANTEE: CHISM ADAM & MARCY						
2668/1583	9/22/2023	WD	U	V	30	100,000
GRANTOR: CHISM MICHAEL S & RHO						
GRANTEE: CHISM ADAM & MARCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S30 W24 N30 $
.

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	005000	C	AGRICULTURAL	0		OR			1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	13.34	AC		1.00	1.00	1.00	525.00	525.00	7,004							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.34	AC		1.00	1.00	1.00	15,500.00	15,500.00	206,770							

REVIEW DATE 12/16/2024 BY TW Total Acres: 14.34 Total Land Value: 52,004 Market: 206,770 Agricultural: 7,004 Common: 45,000 PRINTED 07/30/2025 BY SYS