PT TRACTS 17,35,36
ROSEMONT GARDEN TRACTS S/D
SEC 33-4N-25E PBK O/8

KANE NOAH/WALLACE JAMIE
48500 MIDDLE RD
HILLIARD, FL 32046

2025

33-4N-25-4210-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 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
TOTALS					

MARKET ADJUSTMENTS

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

ELVIS WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	06/06/2024 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	97,500
TOTAL MARKET VALUE	2,575
SOH/AGL Deduction	0
ASSESSED VALUE	2,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,575
TOTAL JUST VALUE	97,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

SEE OWNERS ADJCNT AG PARCELS (OWNERS LIVE @ 48500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2693/1067	2/08/2024	QC	U	V	11	100
GRANTOR: KANE NOAH						
GRANTEE: KANE NOAH						
2683/1838	12/11/2023	SW	Q	V	05	378,300
GRANTOR: RAYONIER FOREST RESOU						
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	005501	A	TIMBER 2 P S	0					5.00	AC		1.00	1.00	1.00	515.00	515.00	2,575							
2	009910	M	MARKET VALUE	0					5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 5.00 Total Land Value: 2,575 Market: 97,500 Agricultural: 2,575 Common: 0 PRINTED 07/30/2025 BY SYS