LOTS 51 THRU 56 & PT OF LOTS
38 & 50 LYING W OF MIDDLE RD
ROSEMONT GARDEN TRACTS S/D OF

FISHER KEVIN M
152887 CR 108
YULEE, FL 32097

2025

33-4N-25-4210-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
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

48250 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	06/05/2025 KB

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	65,660
TOTAL LAND VALUE - MARKET	415,155
TOTAL MARKET VALUE	277,655
SOH/AGL Deduction	0
ASSESSED VALUE	277,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,655
TOTAL JUST VALUE	480,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005669	ELEC OTHER	0	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0646	1/11/2021	SW	Q	V	01	201,000

GRANTOR: RAYDIENT LLC

GRANTEE: FISHER KEVIN M

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	
2	0680	POLE SHED	0	0	40	50	2,000.00	SF	10.00	10.00	100	2023	2022	3	95	19,000	
3	0680	POLE SHED	0	0	52	50	2,600.00	SF	10.00	10.00	100	2023	2022	3	95	24,700	
4	0680	POLE SHED	0	0	42	40	1,680.00	SF	10.00	10.00	100	2023	2022	3	95	15,960	

LAND DESCRIPTION

TOTAL OB/XF 65,660

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	13.11	AC		1.00	1.00	1.00	15,500.00	15,500.00	203,205							
2	009605	C	WETLANDS	0		OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,300							
3	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	005900	A	TIMBER WETLA	0		OR	0.00	0.00	8.30	AC		1.00	1.00	1.00	50.00	50.00	415							
5	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	515.00	515.00	2,575							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.30	AC		1.00	1.00	1.00	15,500.00	15,500.00	206,150							

REVIEW DATE 03/10/2023 BY KW Total Acres: 30.71 Total Land Value: 211,995 Market: 206,150 Agricultural: 2,990 Common: 209,005 PRINTED 07/30/2025 BY SYS