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LYING W OF MIDDLE RD IN  
OR 2650/1339

KIRKENDALL DOUGLAS & HELEN JOINT REV LIVING TRUST/  
48100 MIDDLE RD  
HILLIARD, FL 32046

2025

33-4N-25-4210-0061-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                           |                                 |              |                      |             |                |                |             | MARKET ADJUSTMENTS |             |          |        |                 |            |                                    |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|---------------------------------|--------------|----------------------|-------------|----------------|----------------|-------------|--------------------|-------------|----------|--------|-----------------|------------|------------------------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION              | TYPE                            | MDL          | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON        | FNCT     |        | NORM            | % COND     | PAGE 1 of 2 4                      |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 10               | ABOVE AVG 90              | 0500                            | 01           | 2,976                | 106.6900    | 168.57         | 501,664        | 2020        | 2020               | 0           | 0        | 0      | 1.55            | 98.45      | VALUATION BY STANDARD              |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 21               | STONE 10                  | 1 SFR CUST - 100% - 2021        |              |                      |             |                |                |             |                    |             |          |        |                 |            | Heated Area: 2848 HX Base Yr 2021  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                               | 08               | IRREGULAR 100             |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            | Tax Group: 4 Tax Dist:             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100            |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            | BUILDING MARKET VALUE 523,506      |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100               |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            | TOTAL MARKET OB/XF VALUE 2,191     |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                               | 08               | SHT VINYL 80              |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            | TOTAL LAND VALUE - MARKET 115,440  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                               | 11               | CLAY TILE 20              |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            | TOTAL MARKET VALUE 641,137         |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100               |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            | SOH/AGL Deduction 278,854          |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100            |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            | ASSESSED VALUE 362,283             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 4                | 100                       |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            | TOTAL EXEMPTION VALUE HX HB 50,722 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 3                | 100                       |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            | BASE TAXABLE VALUE 311,561         |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                        | 03               | MASONRY 100               |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            | TOTAL JUST VALUE 641,137           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                      | 1.               | 1. 100                    | NCON VALUE 0                    |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100                       | INCOME VALUE                    |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100                  | PREVIOUS YEAR MKT VALUE 596,520 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                      |                  | 03                        | Quality Level 03                |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                     |                  | 0100                      | SINGLE FAMILY                   |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                          | 2,848            | 100                       | 2020                            | 2,848        | 472,646              |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                          | 158              | 30                        | 2020                            | 47           | 7,800                |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                          | 270              | 30                        | 2020                            | 81           | 13,442               |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  | 3,276                     |                                 |              | 2,976                | 493,888     |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  | 48100 MIDDLE RD, HILLIARD |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                          | 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                                                                                                                                            | 0810             | CONCRETE A                | 0 100                           | 0 0          | 344.00               | SF          | 6.50           | 6.50           | 100         | 2020               | 2020        | 3        | 98     | 2,191           |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BLD DATE                                                                                                                                     |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| XF DATE                                                                                                                                      |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| INC DATE                                                                                                                                     |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LGL DATE                                                                                                                                     |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DATE                                                                                                                                    |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| AG DATE                                                                                                                                      |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 05/09/2025 MLU                                                                                                                               |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BUILDING NOTES                                                                                                                               |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                          |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS=[YR=2020] W16 S10 FOP=[YR=2020] W30 S6 E12 S5 E18 N11\$                                                                                  |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| S11 W18 N5 W12 N6 W19 S38 E12 S2 E18 S10 FOP=[YR=2020] S8 E20                                                                                |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| N6 W1 N2 W19\$ E19 S2 E16 N62\$.                                                                                                             |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                          | USE CODE         | CLS                       | LAND USE DESCRIPTION            | CAP          | R D                  | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T         | DPH FACT | % COND | TOT ADJ         | UNIT PRICE | ADJ UNIT PRICE                     | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                                                            | 000100           | C                         | RES                             | 100          |                      | OR          | 0.00           | 0.00           | 1.00        | AC                 |             | 1.00     | 1.00   | 1.00            | 19,500.00  | 19,500.00                          | 19,500     |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                            | 000100           | C                         | RES                             | 100          |                      | OR          | 0.00           | 0.00           | 4.92        | AC                 |             | 1.00     | 1.00   | 1.00            | 19,500.00  | 19,500.00                          | 95,940     |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 06/10/2022 BY DC Total Acres: 5.92 Total Land Value: 115,440 Market: 0 Agricultural: 0 Common: 115,440 PRINTED 07/30/2025 BY SYS |                  |                           |                                 |              |                      |             |                |                |             |                    |             |          |        |                 |            |                                    |            |                             |      |                        |      |     |    |        |  |  |  |  |  |

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