PT JOSEPH HADDOCK DONATION
IN SEC 43-4N-25E
IN OR 2491/577

JOHNSON JEFFREY M JR & HEATHER
474278 MIDDLE RD
HILLIARD, FL 32046

**2025**

**43-4N-25-0000-0002-0290**

## NASSAU COUNTY PROPERTY



## 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 | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

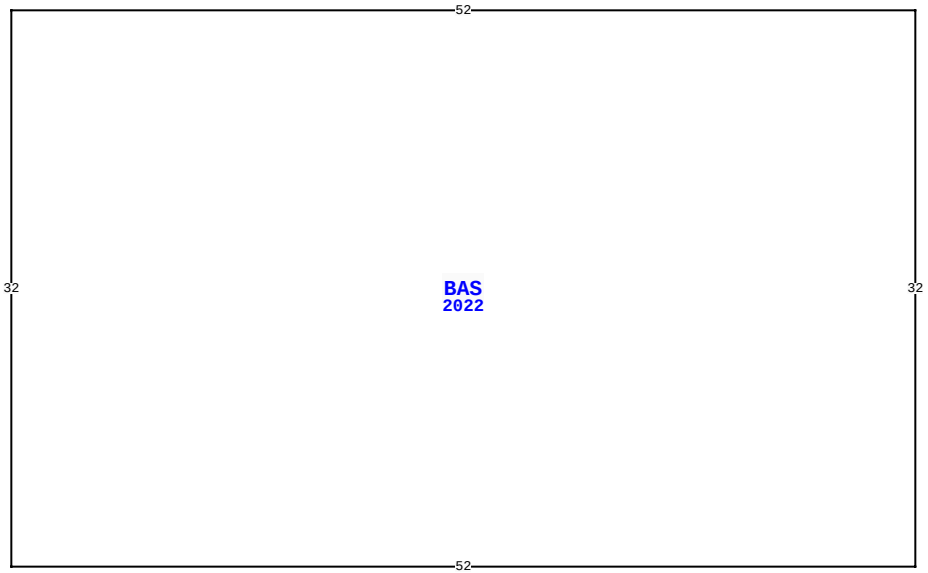
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,664 | 100 | 2022 | 1,664 | 176,867 |
| TOTALS | 1,664 | | | 1,664 | 176,867 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,664 | 127.6000 | 108.46 | 180,477 | 2022 | 2022 | 0 | 0 | 0 | 2.00 | 98.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1664 HX Base Yr




474278 MIDDLE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 176,867 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 95,121 |
| TOTAL MARKET VALUE | 271,988 |
| SOH/AGL Deduction | 12,717 |
| ASSESSED VALUE | 259,271 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 259,271 |
| TOTAL JUST VALUE | 271,988 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 235,701 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21010943 | CO ISSUED | 0 | 02/04/2022 |
| 21016791 | MH MOVE-ON | 0 | 12/03/2021 |
| B2112053 | DEMOLITION | 3,800 | 09/09/2021 |
| W232 | XFOB | 0 | 12/01/2003 |
| E973447 | CHNGE SRVC | 0 | 02/01/1997 |
| 94379 | MH MOVE-ON | 400 | 02/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2491/0577 | 8/25/2021 | WD | Q | I | 01 | 85,000 |
| GRANTOR: COFIELD REBECCA & ADA | | | | | | |
| GRANTEE: JOHNSON JEFFREY M J | | | | | | |
| 2203/1783 | 6/06/2018 | FJ | U | I | 19 | 100 |
| GRANTOR: HOOVER JOHN LEMUEL JR | | | | | | |
| GRANTEE: COFIELD REBECCA & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W52 S32 E52 N32$.

## 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 | 000100 | C | RES | 0 | | OR | 0.00 | 0.00 | 8.13 | AC | | 1.00 | 1.00 | 0.60 | 19,500.00 | 11,700.00 | 95,121 | | | | | | | |

REVIEW DATE 02/25/2022 BY HS Total Acres: 8.13 Total Land Value: 95,121 Market: 0 Agricultural: 0 Common: 95,121 PRINTED 07/30/2025 BY SYS