IN OR 752/810

CARVER ROBERT D & JACQUELINE L
475983 MIDDLE ROAD
HILLIARD, FL 32046

2026

08-4N-25-0000-0006-0030

BUILDING CHARACTERISTICS

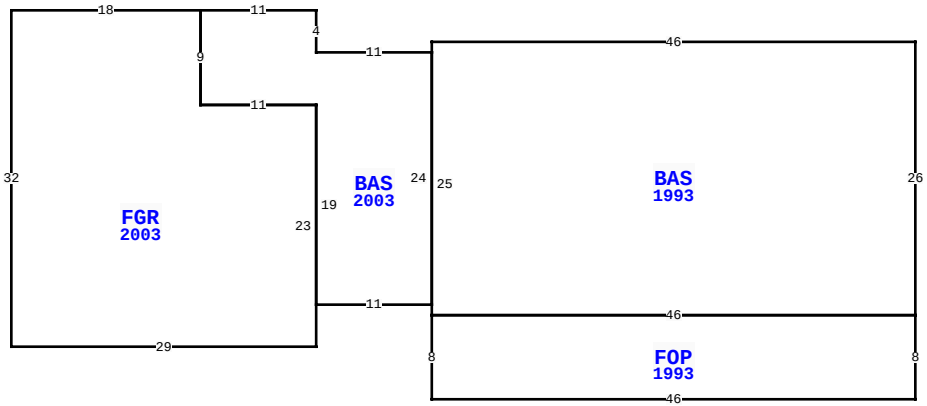
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,196	100	1993	1,196	110,754
BAS	363	100	2003	363	33,615
FGR	829	55	2003	456	42,227
FOP	368	30	1993	110	10,186
TOTALS	2,756			2,125	196,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	104.3700	109.59	232,879	1992	1992	0	0	0	15.50	84.50

1 SINGLE FAM 100% - 1996 Heated Area: 1559 HX Base Yr 1996



475983 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	196,783
TOTAL MARKET OB/XF VALUE	5,391
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	252,174
SOH/AGL Deduction	119,349
ASSESSED VALUE	132,825
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	81,414
TOTAL JUST VALUE	252,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11987	NEW CONSTR	1,000	11/01/2003
B11761	ADDITION	51,084	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0752/0810	2/26/1996	QC	Q	V	06	100
GRANTOR: CARVER JACQUELINE L						
GRANTEE: CARVER ROBERT D & J						
0736/1320	8/16/1995	QC	Q	V	06	100
GRANTOR: FOURAKER MILDRED C						
GRANTEE: CARVER JACQUELINE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S1 BAS=[YR=2003] W11 N4 W11 FGR=[YR=2003] W18 S32 E29 N23 W11 N9$ S9 E11 S19 E11 N24$ S25 FOP=[YR=1993] S8 E46 N8 W46$ E46 N26$.

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	0510	GARAGE WD-	0	100	24	18	432.00	SF	35.00	35.00	100	1995	1995	3	20	3,024	
2	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1995	1995	3	20	600	
4	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
5	0681	POLE SHED	0	100	20	21	420.00	SF	15.00	15.00	100	1999	1999	3	25	1,575	

LAND DESCRIPTION

TOTAL OB/XF 5,391

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS