PT SEC 8-4N-25E
IN OR 2566/1572
(EX PT IN OR 2756/447)

WILLIAMS JEREMY DAVID/RICE ARIEL
5174 CYPRESS CREST LANE
JACKSONVILLE, FL 32226

2026

08-4N-25-0000-0010-0000

BUILDING CHARACTERISTICS

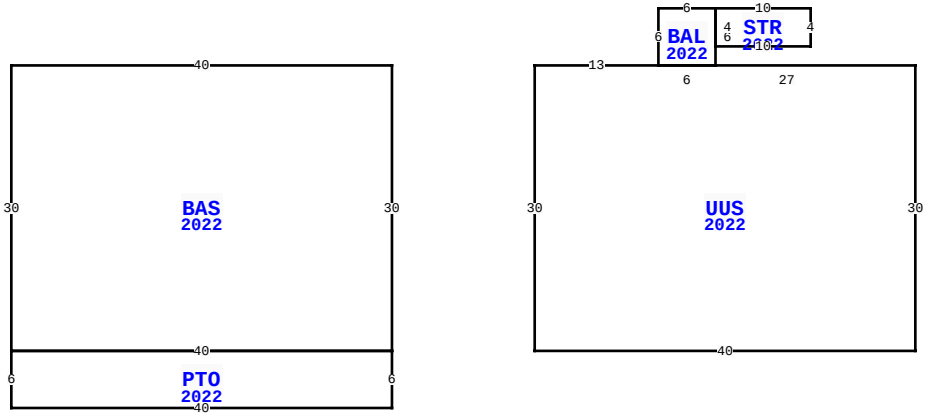
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	2022	5	699
BAS	1,200	100	2022	1,200	167,887
PTO	240	5	2022	12	1,679
STR	40	10	2022	4	559
UUS	1,200	50	2022	600	83,943
TOTALS	2,716			1,821	254,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,821	102.0300	141.82	258,254	2022	2022	0	0	0	1.35	98.65

1 SNGL FAM 0% - 2023 Heated Area: 1200 HX Base Yr



475796 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	06/04/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	254,768
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	217,090
TOTAL MARKET VALUE	364,523
SOH/AGL Deduction	41,282
ASSESSED VALUE	323,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,241
TOTAL JUST VALUE	471,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016002	NEW CONSTR	0	10/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1572	5/25/2022	WD	Q	V	01	237,000
GRANTOR: HICKS CYNTHIA LEWIS						
GRANTEE: WILLIAMS JEREMY DAV						
2566/1570	5/23/2022	WD	U	V	11	100
GRANTOR: LEWIS ERIC & KIMBERLY						
GRANTEE: HICKS CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S30 PTO=[YR=2022] S6 E40 N6 W40$ E40 N30$
PTR= E15 UUS=[YR=2022] E13 BAL=[YR=2022] N6 E6
STR=[YR=2022] E10 S4 W10 N4$ S6 W6$ E27 S30 W40 N30$ W15$.

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	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	370.00	370.00	1,665							
3	005401	A	TIMBER 1 P	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	750.00	750.00	1,500							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	17,000.00	17,000.00	110,500							
5	005000	C	AGRICULTURAL	0		OR	0.00	0.00	5.27	AC		1.00	1.00	1.00	17,000.00	17,000.00	89,590							

REVIEW DATE 01/08/2025 BY TWA Total Acres: 12.77 Total Land Value: 109,755 Market: 110,500 Agricultural: 3,165 Common: 106,590 PRINTED 07/09/2026 BY SYS