PT SEC 8-4N-25E
IN OR 2756/447
ESMT IN OR 2772/82

NO EAR & HILL HOLDINGS I LLC
16114 N MAIN ST
JACKSONVILLE, FL 32218

2026

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

BUILDING CHARACTERISTICS

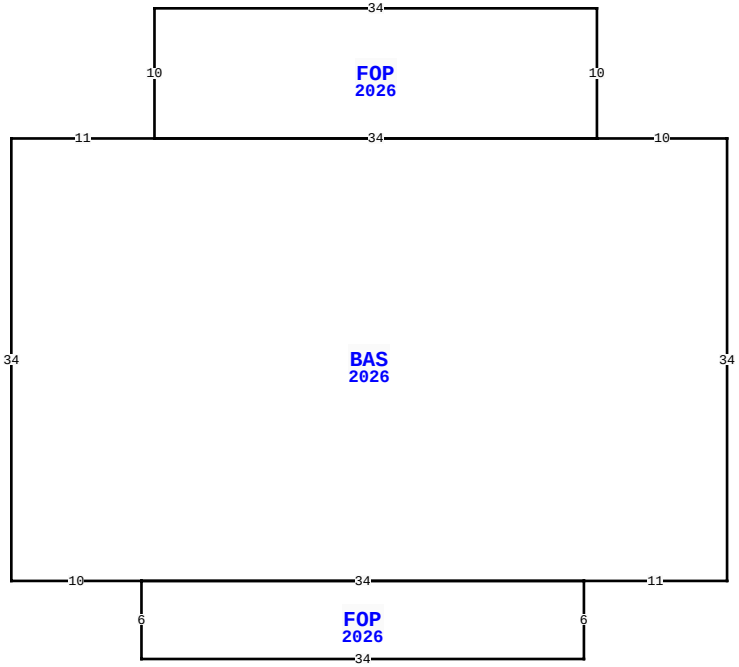
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,870	100	2026	1,870	281,229
FOP	204	30	2026	61	9,174
FOP	340	30	2026	102	15,340
TOTALS	2,414			2,033	305,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,033	108.1920	150.39	305,743	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 1870 HX Base Yr



475828 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	04/14/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	305,743
TOTAL MARKET OB/XF VALUE	24,000
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	434,743
SOH/AGL Deduction	0
ASSESSED VALUE	434,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,743
TOTAL JUST VALUE	434,743
NCON VALUE	329,743
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250011893	CO		10/27/2025
B250004644	NEW RS 504	336,410	04/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/902	3/17/2025	QC	U	V	11	100
GRANTOR: WILLIAMS JEREMY D						
GRANTEE: NO EAR & HILL HOLDI						
2756/447	12/13/2024	QC	U	V	11	100
GRANTOR: WILLIAMS JEREMY D & A						
GRANTEE: WILLIAMS JEREMY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E11 E34 E10 S34 W11 W34 W10 N34 $
FOP=[YR=2026;ORIG=54,44] W34 S6 E34 N6 $
FOP=[YR=2026;ORIG=21,10] E34 N10 W34 S10 $
.

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	0680	POLE SHED	0	0	60	40	2,400.00	SF	10.00	10.00	100	2026	2025	03	100	24,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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	0007	OR			3.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	105,000							

REVIEW DATE 12/18/2025 BY TW Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS