PT GOVT LOTS 1 & 2
IN OR 1942/1191
(EX OR 2104/1412)

NELSON WILLIAM B & CHANDA L
47185 MIDDLE RD
HILLIARD, FL 32046

2026

09-3N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

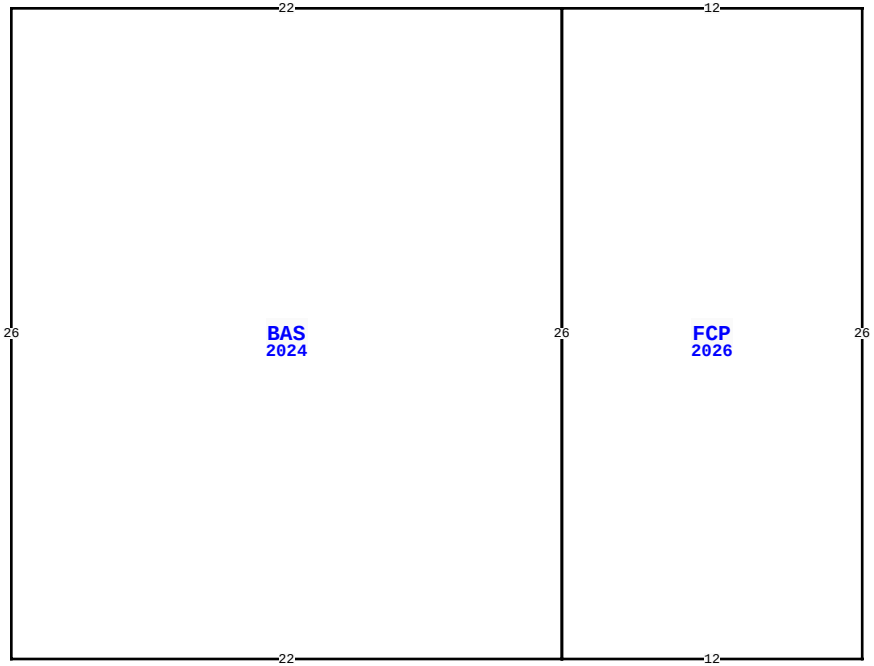
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	572	100	2024	572	13,264
FCP	312	25	2026	78	1,809
TOTALS	884			650	15,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	650	63.2500	24.67	16,036	2019	2019	0	0	0	6.00	94.00

1 GARAGE RES 0% - 2020 Heated Area: 572 HX Base Yr



MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,074
TOTAL MARKET OB/XF VALUE	11,745
TOTAL LAND VALUE - MARKET	561,000
TOTAL MARKET VALUE	79,279
SOH/AGL Deduction	19,788
ASSESSED VALUE	59,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,491
TOTAL JUST VALUE	587,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005206	XFOB	0	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/1191	10/16/2014	QC	U	V	11	100
GRANTOR: NELSON CHANDA L						
GRANTEE: NELSON WILLIAM BRIA						
1831/0117	12/21/2012	QC	U	V	11	100
GRANTOR: VANZANT HUBERT N						
GRANTEE: NELSON CHANDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E22 S26 W22 N26 $
FCP=[YR=2026;ORIG=72,10] E12 S26 W12 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	0681	POLE SHED	0	0	30	30	900.00	SF	15.00	15.00	100	2020	2020	3	87	11,745	

LAND DESCRIPTION

TOTAL OB/XF 11,745

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	009900	C	ACREAGE NON-	0	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	27,500							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	530.00	530.00	18,550							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	690.00	690.00	4,830							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	395.00	395.00	1,580							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	48.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	533,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 48.50 Total Land Value: 52,460 Market: 533,500 Agricultural: 24,960 Common: 27,500 PRINTED 07/09/2026 BY SYS