PT GOVT LOT 2
IN OR 2292/1976 &
IN OR 2782/787

BAILEY HALEY & KENNETH
47282 MIDDLE RD
HILLIARD, FL 32046

2026

09-3N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 05

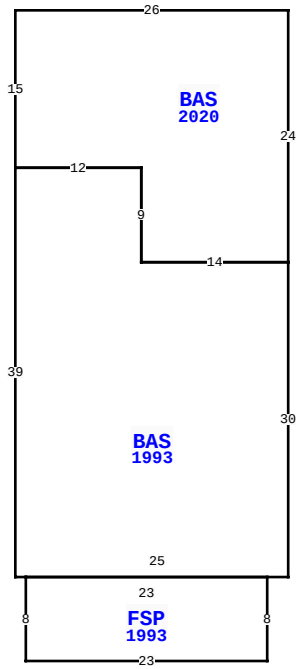
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	1993	888	68,562
BAS	516	100	2020	516	39,840
FSP	184	40	1993	74	5,713
TOTALS	1,588			1,478	114,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,478	99.7050	104.69	154,732	1940	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2024 Heated Area: 1404 HX Base Yr 2024



47282 MIDDLE RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,115
TOTAL MARKET OB/XF VALUE		6,216
TOTAL LAND VALUE - MARKET		164,500
TOTAL MARKET VALUE		284,831
SOH/AGL Deduction		57,574
ASSESSED VALUE		227,257
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,846
TOTAL JUST VALUE		284,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003818	REPAIR/RRF	4,000	05/06/2020
19012048	ADDITION	132,000	11/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/787	4/17/2025	QC	U	I	11	100
GRANTOR: BAILEY HALEY						
GRANTEE: BAILEY HALEY & KENN						
2292/1976	7/23/2019	QC	U	I	11	100
GRANTOR: NELSON BRIAN & CHANDA						
GRANTEE: NELSON HALEY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S15 BAS=[YR=1993] S39 E1FSP=[YR=1993] S8 E23 N8 W23$ E25 N30W14 N9 W12$E12 S9 E14 N24$.

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	21	20	420.00	SF	35.00	35.00	100	1955	1955	3	20	2,940	
2	0681	POLE SHED	0	100	42	26	1,092.00	SF	15.00	15.00	100	1960	1960	3	20	3,276	

LAND DESCRIPTION

TOTAL OB/XF 6,216

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	6.58	AC		1.00	1.00	1.00	25,000.00	25,000.00	164,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.58 Total Land Value: 164,500 Market: 0 Agricultural: 0 Common: 164,500 PRINTED 07/09/2026 BY SYS