LOT 14
CROSSROADS OR 2297/719

BRETT CHARLES A & DIANN G
47198 MIDDLE RD
HILLIARD, FL 32046

2026

09-3N-25-0301-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

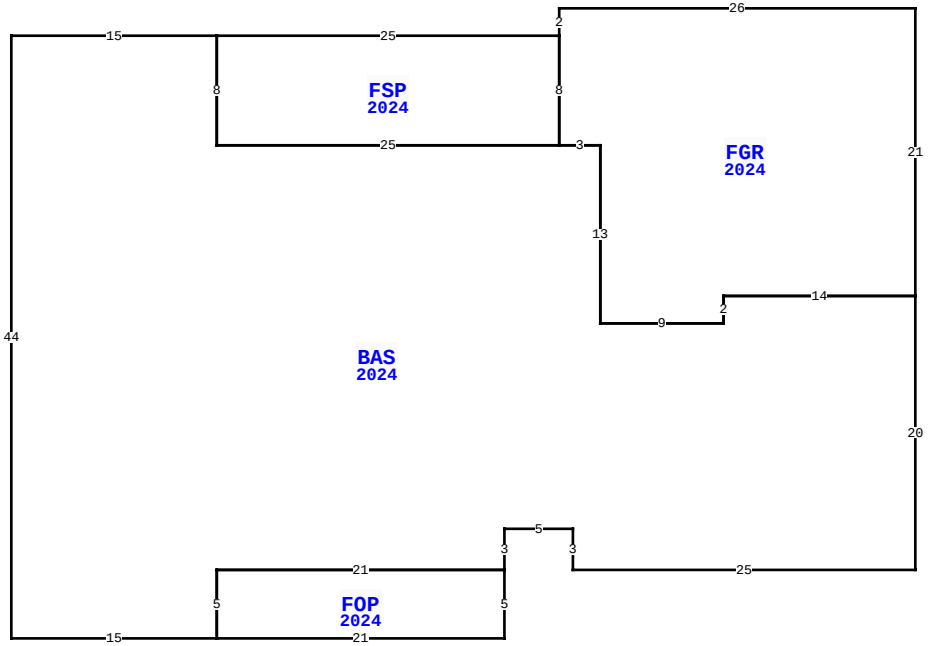
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100	2024	1,955	291,162
FGR	531	55	2024	292	43,488
FOP	105	30	2024	32	4,765
FSP	200	40	2024	80	11,915
TOTALS	2,791			2,359	351,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,359	108.7800	151.20	356,681	2023	2023	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2024 Heated Area: 1955 HX Base Yr 2024



47198 MIDDLE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,331
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		109,900
TOTAL MARKET VALUE		461,231
SOH/AGL Deduction		51,752
ASSESSED VALUE		409,479
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,068
TOTAL JUST VALUE		461,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-12288	CO		09/05/2023
B2212288	NEW CONSTR	331,300	08/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1154	6/28/2021	SW	Q	V	01	85,000

GRANTOR: RAYDIENT LLC
GRANTEE: BRETT CHARLES A & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,0] E15 S8 E25 E3 S13 E9 N2 E14 S20 W25 N3 W5 S3 W21 S5 W15 N44 $
FOP=[YR=2024;ORIG=45,39] E21 S5 W21 N5 $
FSP=[YR=2024;ORIG=45,0] E25 S8 W25 N8 $
FGR=[YR=2024;ORIG=96,19] N21 W26 S2 S8 E3 S13 E9 N2 E14 $
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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	000100	C	RES	100		OR	0.00	0.00	3.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	109,900							

REVIEW DATE 08/07/2023 BY KW Total Acres: 3.14 Total Land Value: 109,900 Market: 0 Agricultural: 0 Common: 109,900 PRINTED 07/09/2026 BY SYS