LOT 1
CASHEN FARMS PBK 8/193

DELACRUZ MATTHEW C & VICTORIA
47017 MIDDLE RD
HILLIARD, FL 32046

2026

15-3N-25-0251-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

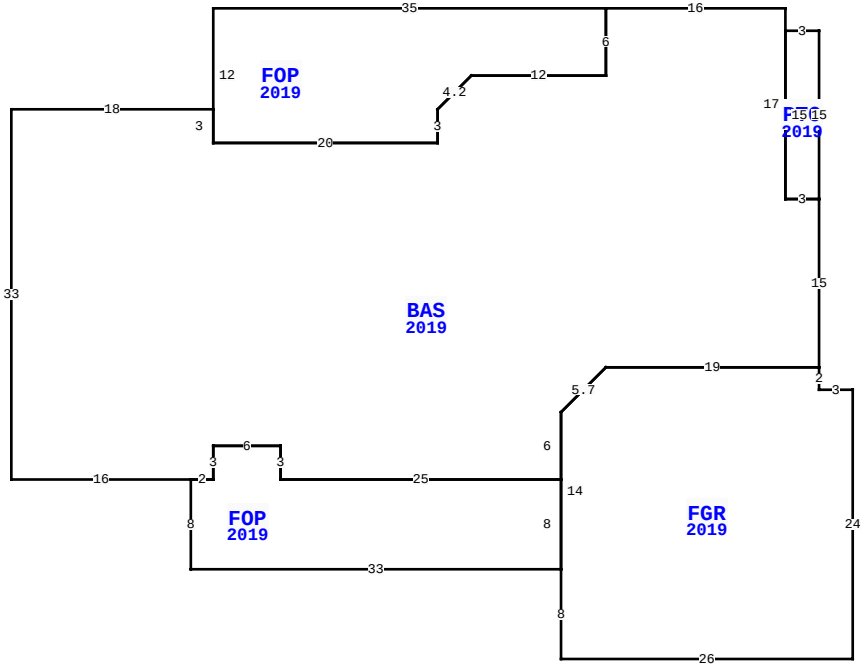
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2019	2,237	319,691
FGR	662	55	2019	364	52,020
FOP	282	30	2019	85	12,147
FOP	335	30	2019	100	14,291
PTO	45	5	2019	2	286
TOTALS	3,561			2,788	398,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,788	105.5040	146.65	408,860	2019	2019	0	0	0	2.55	97.45

1 SNGL FAM 100% - 2021 Heated Area: 2237 HX Base Yr 2021



47017 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,434
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		83,500
TOTAL MARKET VALUE		481,934
SOH/AGL Deduction		167,673
ASSESSED VALUE		314,261
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		262,850
TOTAL JUST VALUE		481,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005681	CO ISSUED	0	11/08/2019
19005681	NEW CONSTR	318,185	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/1350	11/04/2020	WD	U	I	40	265,000
GRANTOR: DYKES & ASSOCIATES CO						
GRANTEE: DELACRUZ MATTHEW C						
2207/1206	6/28/2018	SW	Q	V	01	28,500
GRANTOR: RAYDIENT LLC						
GRANTEE: DYKES AND ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W35 S12 E20 N3 U3 R3 E12 N6$ S6 W12 D3 L3 S3 W20 N3 W18 S33 E16 FOP=[YR=2019] S8 E33 FGR=[YR=2019] S8 E26 N24 W3 N2 W19 D4 L4 S14$ N8 W25 N3 W6 S3 W2$ E2 N3 E6 S3 E25 N6 U4 R4 E19 N15 PTO=[YR=2019] N15 W3 S15 E3$ W3 N17$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.67	AC		1.00	1.00	1.00	50,000.00	50,000.00	83,500							

REVIEW DATE 03/30/2026 BY TWA Total Acres: 1.67 Total Land Value: 83,500 Market: 0 Agricultural: 0 Common: 83,500 PRINTED 07/09/2026 BY SYS