

LOT 2
IN OR 2210/594
CASHEN FARMS PBK 8/193

TOWNSEND MARSHALL III & AMERITTA
47009 MIDDLE ROAD
HILLIARD, FL 32046

2026

15-3N-25-0251-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,415	107.7320	149.75	511,396	2019	2019	0	0	2.50	97.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2023													Heated Area: 2787													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
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	2,787	100	2019	2,787	406,919																								
FEP	302	80	2019	242	35,334																								
FGR	691	55	2019	380	55,482																								
PTO	130	5	2019	6	877																								
TOTALS			3,910		3,415	498,611																							
EXTRA FEATURES			47009 MIDDLE RD, HILLIARD																										
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												
2	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2019	03	78	3,900													
3	0911	SCRN RM A	1	100	0	0	1,470.00	SF	18.00	18.00	100	2024	2023	03	93	24,608													
4	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.54	AC		1.00	1.00	1.00	50,000.00	50,000.00	77,000												
REVIEW DATE 08/03/2023 BY KW Total Acres: 1.54 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 07/09/2026 BY SYS																													