IN OR 2687/162

MASON JOHN F/LEMONS SHIRLEY M ET AL
475205 MIDDLE RD
HILLIARD, FL 32046

2026

17-4N-25-0000-0005-0000

BUILDING CHARACTERISTICS

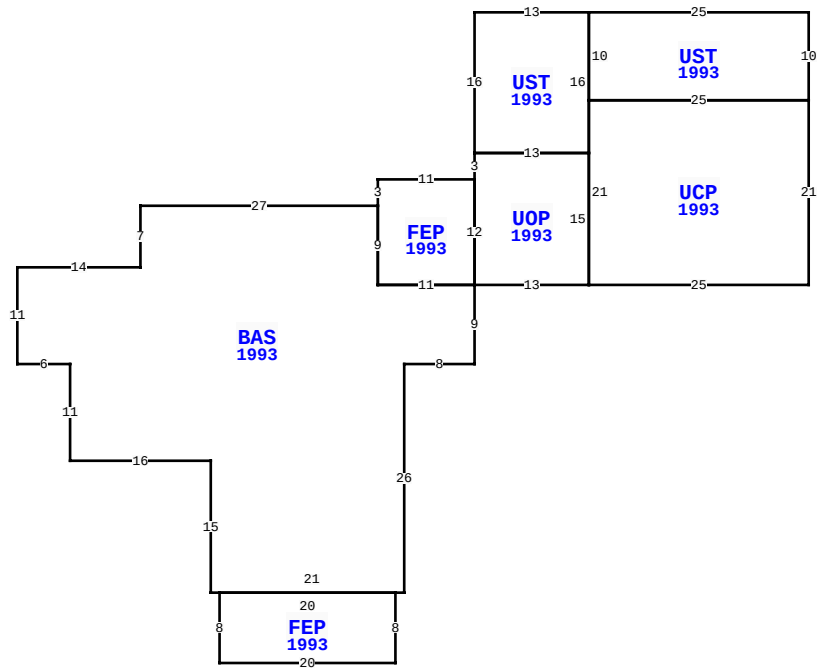
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	08	WD ON PLY 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,487	100	1993	1,487	77,666
FEP	132	80	1993	106	5,537
FEP	160	80	1993	128	6,686
UCP	525	20	1993	105	5,484
UOP	195	20	1993	39	2,037
UST	208	45	1993	94	4,909
UST	250	45	1993	112	5,850
TOTALS	2,957			2,071	108,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,071	78.4980	82.42	170,692	1947	1947	0	0	0	36.63	63.37

1 SINGLE FAM 100% - 2024 Heated Area: 1487 HX Base Yr 2024



475205 MIDDLE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,168
TOTAL MARKET OB/XF VALUE		360
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		188,528
SOH/AGL Deduction		25,519
ASSESSED VALUE		163,009
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		61,598
TOTAL JUST VALUE		188,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2687/162	12/28/2023	QC	U	I	11	100
GRANTOR: MASON CRAIG L						
GRANTEE: MASON CRAIG L						
2424/0495	1/08/2021	QC	U	I	11	100
GRANTOR: LEMONS SHIRLEY M						
GRANTEE: MASON CRAIG L & SHI						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W25 UST=[YR=1993] W13 S16 UOP=[YR=1993] S3 FEP=[YR=1993] W11 S3 BAS=[YR=1993] W27 S7 W14 S11 E6 S11 E16 S15 E1 FEP=[YR=1993] S8 E20 N8 W20$ E21 N26 E8 N9 W11 N9$ S9 E11 N12$ S12 E13 UCP=[YR=1993] E25 N21 W25 S21$ N15 W13$ E13 N16$ S10 E25 N10$.

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	100	10	12	120.00	SF	15.00	15.00	100	1980	1980	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 360

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	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS