

TAYLOR EDWARD EST
C/O CLIFFORD ALBERTIE, 474991 MIDDLE ROAD
HILLIARD, FL 32046-6223

17-4N-25-0000-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				PAGE 1 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNC		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100								0100	01	1,264	75.5820	79.36	100,311	1963	1963		0	0	22.75	77.25	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100								3 SINGLE FAM 0% - 0										Heated Area: 1264 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover	01	MINIMUM 100								8 32 13 23 BAS 1997 BAS 1993 BAS 1997 24 24 13 8										BUILDING MARKET VALUE										126,609									
Interior Wall	01	MINIMUM 100																		TOTAL MARKET OB/XF VALUE										2,240									
Interior Floor	08	SHT VINYL 50																		TOTAL LAND VALUE - MARKET										405,460									
Interior Floor	09	PINE WOOD 50																		TOTAL MARKET VALUE										176,765									
Air Condition	02	WINDOW 100																		SOH/AGL Deduction										0									
Heating Type	02	CONVECTION 100																		ASSESSED VALUE										176,765									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										0									
Bathrooms		1 100																		BASE TAXABLE VALUE										176,765									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										534,309									
Stories	1.	1. 100																		NCON VALUE										0									
Units		0 100								INCOME VALUE																													
BUD8 Adjustme	04	DIST 01 100								PREVIOUS YEAR MKT VALUE										499,803																			
Occupancy	00	NONE 100																																					
Quality		02	Quality Level 02																																				
DOR CODE		5000	IMPROVED AG																																				
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	768	100	1993	768	47,082																																		
BAS	184	100	1997	184	11,280																																		
BAS	312	100	1997	312	19,127																																		
TOTALS		1,264			1,264	77,490																																	
EXTRA FEATURES						475097 MIDDLE RD, HILLIARD										BLD DATE				LGL DATE		05/08/2026		MLU															
																XF DATE				LAND DATE		03/28/2025		KBA															
																INC DATE				AG DATE																			
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																							
1	0510	GARAGE WD-	0	0	20	16	320.00	SF	35.00	35.00	100	1995	1995	03	20	2,240																							
LAND DESCRIPTION										TOTAL OB/XF 2,240																													
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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000																						
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	26.86	AC		1.00	1.00	1.00	530.00	530.00	14,236																						
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	170.00	170.00	680																						
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.86	AC		1.00	1.00	1.00	11,000.00	11,000.00	372,460																						
REVIEW DATE	01/01/2023	BY	CD	Total Acres:	33.86	Total Land Value:	47,916	Market:	372,460	Agricultural:	14,916	Common:	33,000	PRINTED 07/09/2026 BY SYS																									

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