

SW1/4 OF NW1/4
E OF KINGS FERRY RD
PARCELS 3 & 3-5

ADDISON DAVID C
473265 MIDDLE ROAD
HILLIARD, FL 32046

2026

28-4N-25-0000-0003-0000



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	07	ASB SHNGLE 90		0100	01	1,260	80.2000	84.21	106,105	1948	1948	0	0	0	44.05	55.95	VALUATION BY					STANDARD											
Exterior Wall	05	AVERAGE 10		2 SINGLE FAM 0% - 1991										Heated Area: 1113					HX Base Yr 1991					Tax Group: 4					Tax Dist:				
Roof Structur	03	GABLE/HIP 100												BUILDING MARKET VALUE					90,558														
Roof Cover	01	MINIMUM 100												TOTAL MARKET OB/XF VALUE					8,763														
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					240,000														
Interior Floo	09	PINE WOOD 100												TOTAL MARKET VALUE					176,100														
Air Condition	01	NONE 100												SOH/AGL Deduction					84,567														
Heating Type	02	CONVECTION 100												ASSESSED VALUE					91,533														
Bedrooms		3 100												TOTAL EXEMPTION VALUE					HX HB 25,000														
Bathrooms		1 100												BASE TAXABLE VALUE					66,533														
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE					339,321														
Stories	1.	1. 100												NCON VALUE					0														
Units	00	0 100		INCOME VALUE																													
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE					370,217																								

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