PT OF LOT 1 W OF RD RECD IN
OR 562/136
(EX R/W'S OR 240/107,

GARDENOUR JOHN & JOYCE
37108 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2026

29-4N-25-4210-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

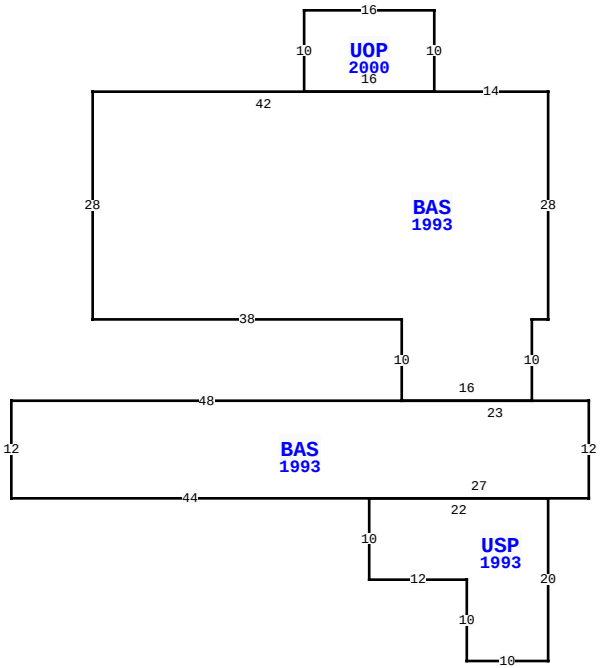
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	25	MOD METAL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	6600	ORCHARDS, GROVES
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	852	100	1993	852	25,570
BAS	1,728	100	1993	1,728	51,861
UOP	160	25	2000	40	1,201
USP	320	50	1993	160	4,802
TOTALS	3,060			2,780	83,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,780	117.7000	100.04	278,111	1983	1983	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 2580 HX Base Yr



473532 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	83,433
TOTAL MARKET OB/XF VALUE	16,641
TOTAL LAND VALUE - MARKET	86,028
TOTAL MARKET VALUE	161,324
SOH/AGL Deduction	0
ASSESSED VALUE	161,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,324
TOTAL JUST VALUE	186,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003088	MH MOVE-ON	0	05/01/2000
7589	REPAIR/RRF	1,500	10/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/1394	10/20/2016	QC	U	I	11	100
GRANTOR: CRANDLE BONNIE G						
GRANTEE: GARDENOUR JOHN & JO						
0562/0136	1/30/1989	WD	Q	I	01	100
GRANTOR: CRANDLE BONNIE						
GRANTEE: CRANDLE BONNIE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2000] N10 W16 S10 E16 $ W42S28 E38 S10 BAS=[YR=1993] W48 S12 E44 USP=[YR=1993] S10 E12 S10 E10 N20 W22$ E27 N12 W23$ E16 N10 E2 N28$.

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	0	21	27	567.00	SF	15.00	15.00	100	1970	1970	3	20	1,701	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1982	1982	3	20	864	
3	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	1990	1990	3	20	800	
4	0940	SHEDS/PORT	0	0	24	24	576.00	SF	30.00	30.00	100	1980	1980	3	20	3,456	
5	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
6	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
7	0510	GARAGE WD-	0	0	20	10	200.00	SF	35.00	35.00	100	2000	2000	3	26	1,820	
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 16,641

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	4.18	AC		1.00	1.00	1.00	14,600.00	14,600.00	61,028							
2	006600	A	ORCHARD - GR	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	445.00	445.00	222							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.68 Total Land Value: 61,250 Market: 25,000 Agricultural: 222 Common: 61,028 PRINTED 07/09/2026 BY SYS