PT NE1/4 OF SE1/4
IN OR 2693/1069

KANE NOAH/WALLACE JAMIE
48500 MIDDLE ROAD
HILLIARD, FL 32046

2026

32-4N-25-0000-0004-0000

BUILDING CHARACTERISTICS

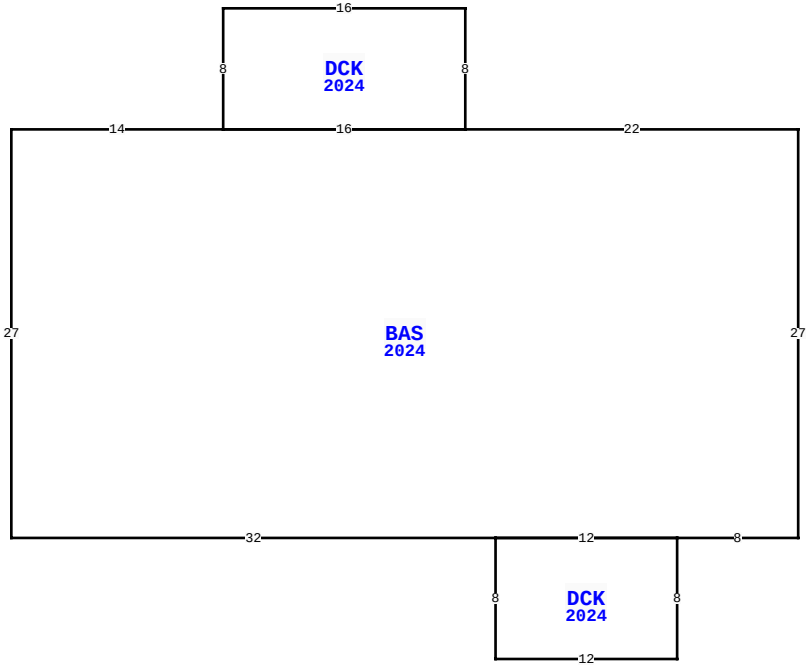
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,404	100	2024	1,404	159,373
DCK	96	15	2024	14	1,590
DCK	128	15	2024	19	2,157
TOTALS	1,628			1,437	163,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,437	128.7000	115.83	166,448	2023	2023	0	0	0	2.00	98.00

1 M/H 94+ 100% - 2024 Heated Area: 1404 HX Base Yr 2024



48500 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	02/16/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		163,119
TOTAL MARKET OB/XF VALUE		111,750
TOTAL LAND VALUE - MARKET		207,500
TOTAL MARKET VALUE		358,245
SOH/AGL Deduction		140,191
ASSESSED VALUE		218,054
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,643
TOTAL JUST VALUE		482,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,450

40X42 PL SHED- DIRT BEHIND DW/MH
DW/MH VIN: DISH11818GA(A/B) __ 2022 DESTINY TITLE:
SEE OWNERS OTHER PARCELS: KW 3/2023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010355	CO ISSUED	0	03/01/2023
MH230273	MH MOVE-ON	0	01/09/2023
B2218071	XFOB	0	12/08/2022
B2218072	XFOB	0	12/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2693/1069	2/08/2024	QC	U	I	11	100
GRANTOR: KANE NOAH						
GRANTEE: KANE NOAH						
2460/0262	5/07/2021	SW	Q	V	05	626,600
GRANTOR: RAYDIENT LLC						
GRANTEE: KANE NOAH & JAMIE W						

BUILDING NOTES

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	0680	POLE SHED	0	100	110	50	5,500.00	SF	10.00	10.00	100	2022	2022	3	93	51,150	
2	0680	POLE SHED	0	100	60	80	4,800.00	SF	10.00	10.00	100	2022	2022	3	93	44,640	
3	0680	POLE SHED	0	100	40	42	1,680.00	SF	10.00	10.00	100	2024	2023	03	95	15,960	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E14 E16 E22 S27 W8 W12 W32 N27 $
DCK=[YR=2024;ORIG=62,37] E12 S8 W12 N8 $
DCK=[YR=2024;ORIG=44,10] E16 N8 W16 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 111,750

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	100	0002	OR			3.30	AC		1.00	1.00	1.00	25,000.00	25,000.00	82,500							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	515.00	515.00	876							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000							

REVIEW DATE 01/23/2024 BY KW Total Acres: 5.00 Total Land Value: 83,376 Market: 125,000 Agricultural: 876 Common: 82,500 PRINTED 07/09/2026 BY SYS