PT SW1/4 OF NW1/4 &
PT NW1/4 OF SW1/4
SEC 33-4N-25E IN OR 2709/1273

BUTLER DAVID & LAURA
48410 MIDDLE RD
HILLIARD, FL 32046

2026

33-4N-25-0000-0003-0000

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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 05

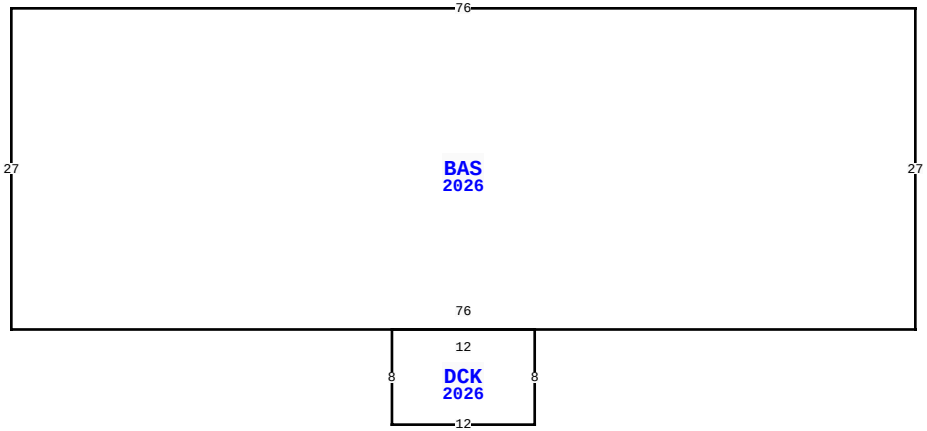
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2026	2,052	211,754
DCK	96	15	2026	14	1,445
TOTALS	2,148			2,066	213,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,066	117.0000	105.30	217,550	2023	2023	0	0	0	2.00	98.00

1 M/H 94+ 100% - 2025 Heated Area: 2052 HX Base Yr 2025



48410 MIDDLE RD, HILLIARD

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,199
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		131,250
TOTAL MARKET VALUE		344,449
SOH/AGL Deduction		30,409
ASSESSED VALUE		314,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		262,629
TOTAL JUST VALUE		344,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,784

3/2023KW: MISC ALUMN STRGS (BY MH) = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH229088	CO'D		06/14/2022
MH229088	MH MOVE-ON	0	06/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1273	5/02/2024	QC	U	I	11	100
GRANTOR: KANE NOAH						
GRANTEE: BUTLER DAVID & LAUR						
2693/1065	2/08/2024	QC	U	I	11	100
GRANTOR: KANE NOAH &						
GRANTEE: KANE NOAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E76 S27 W76 N27 $
DCK=[YR=2026;ORIG=42,37] E12 S8 W12 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR			5.25	AC		1.00	1.00	1.00	25,000.00	25,000.00	131,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.25 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 07/09/2026 BY SYS