IN OR 36 PG 61
BY WILL
EX 8-3 8-4 & 8-6 THRU 8-12

ALDERMAN MAETTA EST
58251 TIMMONS ROAD
HILLIARD, FL 32046-6245

2026

35-4N-25-0000-0008-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

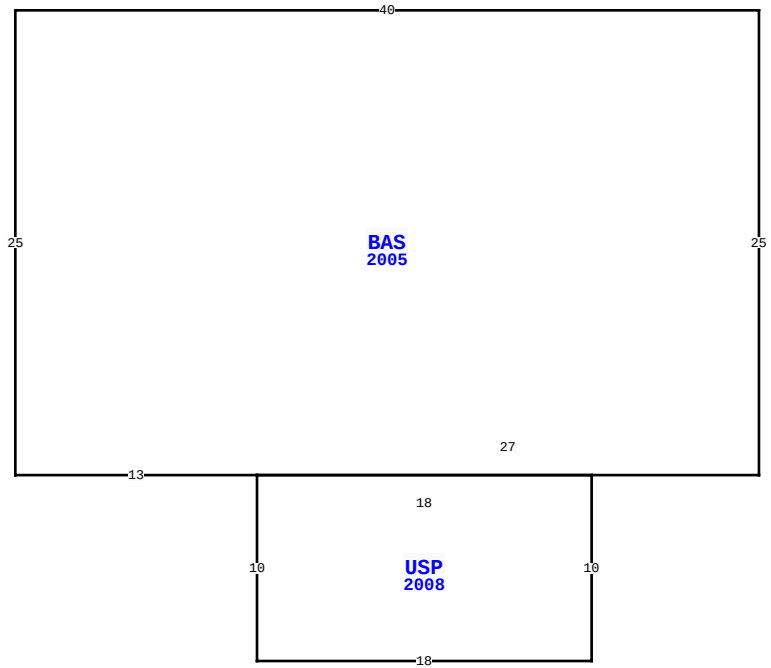
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2005	1,000	96,730
USP	180	30	2008	54	5,224
TOTALS	1,180			1,054	101,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,054	102.0780	107.18	112,968	2005	2005	0	0	0	9.75	90.25

1 SINGLE FAM 0% - 2025 Heated Area: 1000 HX Base Yr



58251 TIMMONS 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	101,954
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	125,354
SOH/AGL Deduction	0
ASSESSED VALUE	125,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,354
TOTAL JUST VALUE	125,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5062	CO ISSUED	0	04/01/2008
MH5062	MH MOVE-ON	0	04/01/2008
P13188	OTHER	0	04/01/2008
E20747	ELEC OTHER	0	04/01/2008
E0515197	ELEC OTHER	2,000	06/01/2005
M0509920	H/AC	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
142/469	3/15/1973	FJ	U	I	11	0
GRANTOR: HAND BELLE ESTATE						
GRANTEE: ALDERMAN BENJAMIN &						
36/61	5/21/1963	WD	U	I	11	0
GRANTOR: DIXON HUGH R & GLADYS						
GRANTEE: HAND GUS JR & BELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S25 E13 USP=[YR=2008] S10 E18 N10 W18$ E27 N25$.

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	0		OR	0.00	0.00	1.17	AC		1.00	0.40	0.40	50,000.00	20,000.00	23,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.17 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 07/09/2026 BY SYS