IN OR 233/482
ESMT IN OR 2692/729

ALDERMAN BENJAMIN JR & BEATRICE
5880 MASON ROAD
HILLIARD, FL 32046

2026

35-4N-25-0000-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

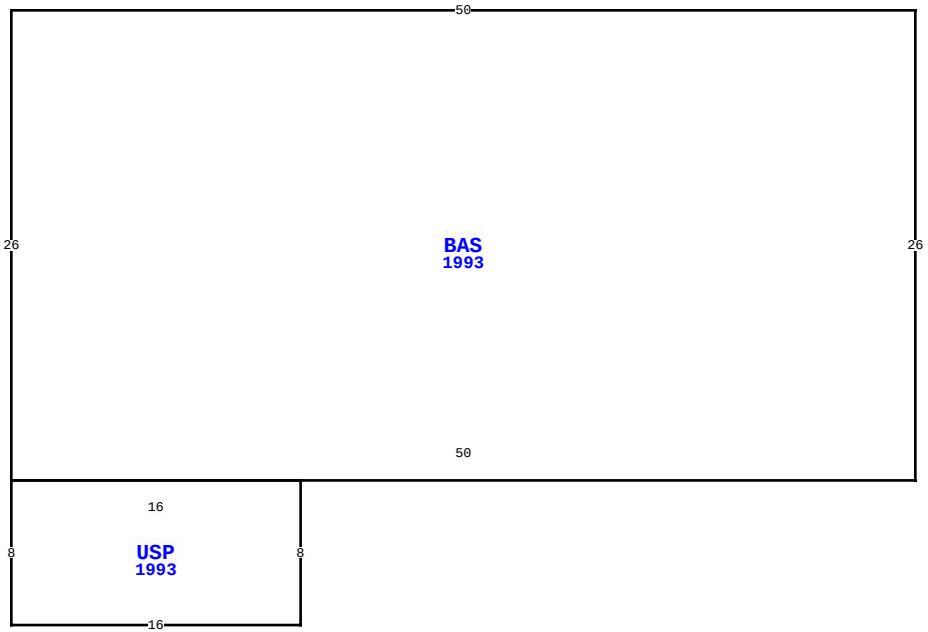
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,300	100	1993	1,300	122,653
USP	128	30	1993	38	3,585
TOTALS	1,428			1,338	126,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,338	111.2800	116.84	156,332	1977	1977	0	0	0	19.25	80.75

1 SINGLE FAM 100% - 1978 Heated Area: 1300 HX Base Yr 1978



5880 MASON RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,238
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		177,798
SOH/AGL Deduction		107,071
ASSESSED VALUE		70,727
TOTAL EXEMPTION VALUE	HX HB	45,727
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		177,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22148	REMODEL	35,000	12/01/2008
R970740	REPAIR/RRF	1,000	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
233/482	1/06/1977	WD	U	I	11	100
GRANTOR: ALDERMAN BENJAMIN F S						
GRANTEE: ALDERMAN BENJAMIN J						
0231/0648	1/06/1977	WD	Q	V		2,500
GRANTOR: ALDERMAN BENJAMIN F &						
GRANTEE: ALDERMAN BENJAMIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S26 USP=[YR=1993] S8 E16 N8 W16$ E50 N26$.

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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1988	1988	3	20	720	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	21	840	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS