PT OF SW1/4 OF NW1/4
R621728 & R621729
IN OR 702/726

ALDERMAN HOWARD
58359 TIMMONS ROAD
HILLIARD, FL 32046

2026

35-4N-25-0000-0008-0090

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

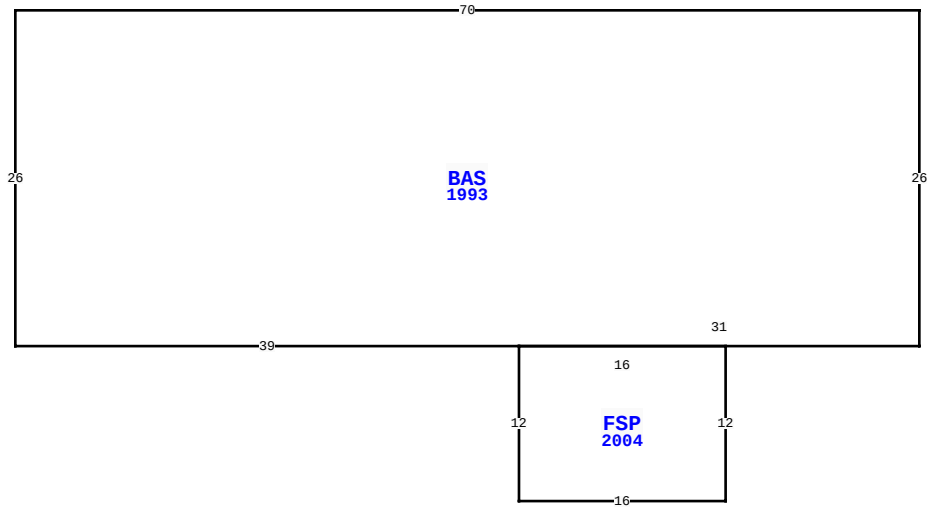
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1993	1,820	54,578
FSP	192	60	2004	115	3,449
TOTALS	2,012			1,935	58,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,935	117.6000	99.96	193,423	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 1995 Heated Area: 1820 HX Base Yr 1995



58359 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
1	0940	SHEDS/PORT	0	100	9	10	90.00	SF	30.00	30.00	100	1994	1994	3	20	540	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	72	1,440	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,027
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		110,007
SOH/AGL Deduction		66,917
ASSESSED VALUE		43,090
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,090
TOTAL JUST VALUE		110,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0702/0726	4/14/1994	WD	Q	I	01	100

GRANTOR: ALDERMAN BENJAMIN & M
GRANTEE: ALDERMAN HOWARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S26 E39 FSP=[YR=2004] S12 E16 N12 W16$ E31 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	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