PT WILLIAM NELSON GRANT
SEC 38-4N-25E IN OR 2472/1584
(EX PT IN R/W & ESMT IN

JORDAN BRIAN A/JORDAN DESMOND A
476137 MIDDLE RD
HILLIARD, FL 32046

2026

38-4N-25-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	28,293
TOTAL LAND VALUE - MARKET	357,846
TOTAL MARKET VALUE	48,623
SOH/AGL Deduction	0
ASSESSED VALUE	48,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,623
TOTAL JUST VALUE	386,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,637

EST TO BE POLE SHED (24X80) - ADJCNT TO SFR @ 4930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5102	CO ISSUED	0	10/29/2008
MH5102	MH MOVE-ON	0	07/01/2008
E20988	ELEC OTHER	0	07/01/2008
M13960	MECH OTHER	0	07/01/2008
P13360	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2472/1584	6/16/2021	QC	U	I	11	100
GRANTOR: JORDAN LOUIS N						
GRANTEE: JORDAN BRIAN A & DE						
0715/2000	10/06/1994	QC	U	V	10	100
GRANTOR: RAYONIER INC						
GRANTEE: JORDON LOUIS N & GE						

49239 WANSLEY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/22/2024 KBA

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	
3	0350	CARPORT WD	0	0	27	29	783.00	SF	13.00	13.00	100	2010	2010	3	35	3,563	
4	0756	FEP	0	0	8	16	128.00	SF	27.00	27.00	100	2010	2010	3	35	1,210	
5	0680	POLE SHED	0	0	80	24	1,920.00	SF	10.00	10.00	100	2024	2012	03	60	11,520	

LAND DESCRIPTION

TOTAL OB/XF 28,293

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.70	AC		1.00	1.00	1.00	395.00	395.00	3,042							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.81	AC		1.00	1.00	1.00	170.00	170.00	2,688							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	23.51	AC		1.00	1.00	1.00	14,600.00	14,600.00	343,246							

REVIEW DATE 01/01/2023 BY CD Total Acres: 24.51 Total Land Value: 20,330 Market: 343,246 Agricultural: 5,730 Common: 14,600 PRINTED 07/09/2026 BY SYS