

PT SW1/4 OF NE1/4 OF
SEC 2-2N-23E & PT LOTS 25,26,
27,28 & 36 IN OR 1627/966 &

MCDANIEL LONNIE J & KIMBERLY L/
4489 CR 108
HILLIARD, FL 32046

2023

02-2N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	08	WD ON PLY 40
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100	2,296	185,214
BAS	146	100	146	11,778
FGR	555	55	305	24,604
FOP	224	30	67	5,405
FOP	120	30	36	2,904
FOP	516	30	155	12,503
FUS	840	100	840	67,761
TOTALS	4,697		3,845	310,169

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	
4	0861	POOL GUNIT	0	100	0	0	368.00	SF	46.75	46.75	
7	0855	CONC PAVER	0	100	0	0	1,057.00	SF	10.00	10.00	
9	0351	CARPORT MT	0	100	45	30	1,350.00	SF	10.00	10.00	
10	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	
11	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	17.27	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,845	97.0425	115.24	443,098	1975	1980	0	0	0 30.00	70.00
1 SNGL FAM - 100% - 2018 Heated Area: 3282 HX Base Yr 2018											
4489 CR 108, HILLIARD											
BLD DATE 03/03/2023 NW LGL DATE 05/19/2023 MLU											
XF DATE INC DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		347,456	
TOTAL MARKET OB/XF VALUE		51,230	
TOTAL LAND VALUE - MARKET		241,780	
TOTAL MARKET VALUE		640,466	
SOH/AGL Deduction		290,292	
ASSESSED VALUE		350,174	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		300,174	
TOTAL JUST VALUE		640,466	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		522,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4807	CO ISSUED	0	07/01/2006
MH4807	MH MOVE-ON	0	07/01/2006
P11362	OTHER	0	07/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1627/0969	5/22/2009	WD	U	I	12
GRANTOR: GMAC MORTGAGE LLC					
GRANTEE: MCDANIEL LONNIE J &					
1627/0966	6/16/2009	QC	U	I	11
GRANTOR: PLUM CREEK TIMBERLAND					
GRANTEE: MCDANIEL LONNIE J					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W19 FOP=[YR=2012] N14 W50 S9 FGR=[YR=1993] W23 S27 E12 N6 E11 N21\$ S3 E17 BAS=[YR=2004] E2 S2 E13 N10 W15 S8\$ N8 E15 S10 E18\$ W31 N2 W19 S18 W11 S6 E4 S12 E15 N7E11 S4 FOP=[YR=1993] S8 E28 N8 W28 \$ E28 N7 E9 S11 E13 N35 \$ PTR=E20FUS=[YR=1993] E28 S30 FOP=[YR=2004] S8W15 N8 E15 \$ W28 N30 \$W20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	17.27	AC	

**MCDANIEL LONNIE J & KIMBERLY L/
4489 CR 108
HILLIARD, FL 32046**

02-2N-23-0000-0002-0000

[illegible]