

MASON BOBBIE J
4632 COUNTY ROAD 108
HILLIARD, FL 32046-5346

02-2N-23-015B-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	20	0900	01	2,965	113.3264	134.58	399,030	1996	2001	0	0	0	15.75	84.25	Tax Group: 6	Tax Dist:													
Roof Structur	03	1 SNGL FAM - 100% - 1997										Heated Area: 2695					HX Base Yr 1997												
Roof Cover	03	10 44 46 37 48 46 10 46 FOP 1996 49 18 49 18 FUS 1996 37 48 46 10 46 10 46 BAS 1996										FOP 1996					FUS 1996												
Interior Wall	05											DRYWALL 100																	
Interior Floo	14											CARPET 80																	
Interior Floo	11											CLAY TILE 20																	
Air Condition	03											CENTRAL 100																	
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	0 100																											
Occupancy	00	NONE 100																											
Quality		05 Quality Level 05																											
DOR CODE		5000 IMPROVED AG																											
MAP NUM		MKT AREA										09																	
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,813	100	1,813	205,565																									
FOP	440	30	132	14,967																									
FOP	460	30	138	15,647																									
FUS	882	100	882	100,005																									
TOTALS		3,595		2,965		336,183																							
EXTRA FEATURES										4632 CR 108, HILLIARD																			
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800													
2	0825	BRICK	0	100	0	0	58.00	SF	12.50	12.50	100	1996	1996	3	92	667													
3	1127	BRICK 8"	0	100	0	0	111.00	SF	11.00	11.00	100	1996	1996	3	92	1,123													
4	0812	CONCRETE C	0	100	0	0	1,162.00	SF	4.00	4.00	100	1996	1996	3	73	3,393													
5	0510	GARAGE WD-	0	100	0	0	1,254.00	SF	35.00	35.00	100	1996	1996	3	25	10,973													
6	0812	CONCRETE C	0	100	0	0	4,066.00	SF	4.00	4.00	100	2002	2002	3	83	13,499													
7	1127	BRICK 8"	0	100	0	0	64.00	SF	11.00	11.00	100	2002	2002	3	95	669													
LAND DESCRIPTION										TOTAL OB/XF 33,124																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000												
2	005500	A	TIMBER 2 SI	0			0.00	0.00	5.04	AC		1.00	1.00	1.00	550.00	550.00	2,772												
3	009530	C	POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500												
4	009910	M	MKT.VAL.AG	0			0.00	0.00	5.04	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,760												
REVIEW DATE	08/06/2021	BY	TWA	Total Acres: 8.04			Total Land Value: 65,272			Market: 95,760			Agricultural: 2,772			Common: 62,500			PRINTED 08/02/2023 BY SYS										