

LOTS 55 & 56 (EX ESMT IN
OR 1561/974)
CORNWALL SURVEY OF

BRADLEY JOHN A & JENNI/
4875 CR 108
HILLIARD, FL 32046

2023

02-2N-23-2020-0055-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	10	ABOVE AVG 90	0900	01	5,136	106.4950	126.46	649,499	2008	2008	0	0	6.55	93.45	VALUATION SUMMARY														
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2017												Heated Area: 4840 HX Base Yr 2017														
Roof Structure	08	IRREGULAR 100													Tax Group: 6 Tax Dist:														
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE 606,957														
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE 70,689														
Interior Floor	15	HARDTILE 70													TOTAL LAND VALUE - MARKET 310,980														
Interior Floor	14	CARPET 30													TOTAL MARKET VALUE 856,449														
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 266,388																										
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 590,061																										
Bedrooms	5	100	TOTAL EXEMPTION VALUE HX HB 50,000																										
Bathrooms	4	100	BASE TAXABLE VALUE 540,061																										
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 988,626																										
Stories	2.	2. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 766,615																										
Quality		02	Quality Level 02																										
DOR CODE		5000IMPROVED AG																											
MAP NUM		MKT AREA 09																											
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	168	15	25	2,955																									
BAS	2,856	100	2,856	337,513																									
FOP	168	30	50	5,909																									
FOP	736	30	221	26,117																									
FUS	1,888	100	1,888	223,117																									
SFB	120	80	96	11,345																									
TOTALS	5,936		5,136	606,957																									
EXTRA FEATURES										4875 CR 108, HILLIARD																			
BLD DATE 07/01/2008 DJ										LGL DATE 06/16/2023 MLU																			
XF DATE										LAND DATE																			
INC DATE										AG DATE																			
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	0855	CONC PAVER	0 100	0	0	1,642.00	SF	10.00	10.00	100	2008	2008	3	90	14,778														
2	0911	SCRN RM A	0 100	64	34	2,176.00	SF	17.50	17.50	100	2008	2008	3	40	15,232														
3	0866	POOL FIBER	0 100	32	16	562.00	SF	72.00	72.00	100	2008	2008	3	40	16,186														
4	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	40	800														
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	40	800														
6	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	2014	2014	3	78	15,725														
7	0351	CARPORT MT	0 100	24	16	384.00	SF	10.00	10.00	100	2014	2014	3	70	2,688														
8	0351	CARPORT MT	0 100	24	16	384.00	SF	10.00	10.00	100	2014	2014	3	70	2,688														
9	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	2014	2014	3	70	1,792														
TOTAL OB/XF										70,689																			
LAND DESCRIPTION										TOTAL OB/XF 70,689																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000												
2	005501	A	TIMB2-2 SI	0			0.00	0.00	9.82	AC		1.00	1.00	1.00	540.00	540.00	5,303												
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	9.82	AC		1.00	1.00	1.00	14,000.00	14,000.00	137,480												
REVIEW DATE 08/06/2021 BY TWA Total Acres: 19.82 Total Land Value: 178,803 Market: 137,480 Agricultural: 5,303 Common: 173,500 PRINTED 08/02/2023 BY SYS																													