

E1/2 OF NE1/4 NE OF SR 108
IN OR 2646/580
EX 1-1 1-2 1-4 1-5 1-8 1-9 &

CHESHIRE KRISTIN A & DUSTIN A
4658 CRACKER HOUSE LANE
HILLIARD, FL 32046

2023

23-2N-23-0000-0001-0000



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										
Exterior Wall	06	BD/BATTEN 100	0100	01	2,079	92.6100	83.58	173,763	1994	1994	0	10	0	21.00	69.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1625 HX Base Yr									
Roof Cover	12	MODULAR MT 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	08	SHT VINYL 50																							
Interior Floo	09	PINE WOOD 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
Bathrooms		1 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			5000IMPROVED AG																						
MAP NUM			MKT AREA												09										
NEIGHBORHOOD/LOC			9003.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,120	100	1,120	64,591																					
FEP	480	80	384	22,146																					
FUS	505	100	505	29,124																					
UOP	320	20	64	3,691																					
UOP	30	20	6	346																					
TOTALS			2,455	2,079	119,896																				
EXTRA FEATURES			4658 CRACKER HOUSE LN, 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								
2	0200	BARN WD 0-	0	0	12	36	432.00	SF	4.00	4.00	100	1964	1964	3	20	346									
3	0680	POLE SHED	0	0	24	40	864.00	SF	10.00	10.00	100	1964	1964	3	20	1,728									
4	0681	POLE SHED	0	0	34	40	1,360.00	SF	15.00	15.00	100	1964	1964	3	20	4,080									
5	0681	POLE SHED	0	0	10	60	600.00	SF	15.00	15.00	100	1975	1975	3	20	1,800									
7	0681	POLE SHED	0	0	22	20	440.00	SF	11.25	11.25	100	1997	1997	3	26	1,287									
8	0681	POLE SHED	0	0	20	11	220.00	SF	11.25	11.25	100	1997	1997	3	26	644									
9	0681	POLE SHED	0	0	31	20	620.00	SF	11.25	11.25	100	1997	1997	3	26	1,814									
10	0681	POLE SHED	0	0	60	56	3,360.00	SF	11.25	11.25	100	1990	1990	3	20	7,560									
11	0940	SHEDS/PORT	0	0	12	12	144.00	SF	22.50	22.50	100	1995	1995	3	20	648									
TOTAL OB/XF			19,907																						
LAND DESCRIPTION																									
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	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000								
2	005501	A	TIMB2-2 SI	0			0.00	0.00	8.10	AC		1.00	1.00	1.00	540.00	540.00	4,374								
3	005902	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350								
4	006005	A	PAST/GRAZE	0			0.00	0.00	5.90	AC		1.00	1.00	1.00	440.00	440.00	2,596								
5	009530	C	POND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000								
6	009910	M	MKT. VAL. AG	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	112,000								
REVIEW DATE			08/29/2019		BY		TWA		Total Acres: 20.00		Total Land Value: 72,320		Market: 112,000		Agricultural: 7,320		Common: 65,000		PRINTED 08/02/2023 BY SYS						