IN OR 1071/1018
R787683 & R787684
EX 4-5

BOUCHER DAVID GLENN EST
C/O JAMIE BOUCHER, 281519 SUNBERG RD
HILLIARD, FL 32046

2023

23-4N-23-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

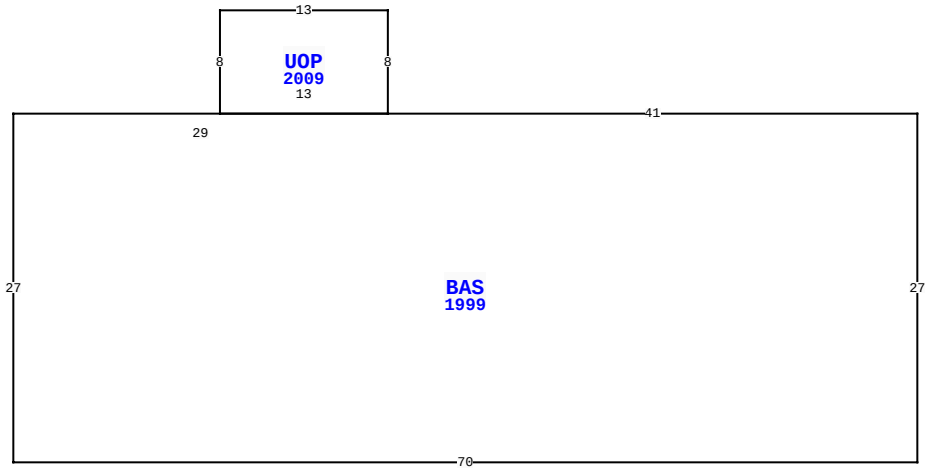
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	100,400
UOP	104	25	26	1,381
TOTALS	1,994		1,916	101,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,916	135.5200	94.86	181,752	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2000 Heated Area: 1890 HX Base Yr 2000



281519 SUNDBERG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		101,781
TOTAL MARKET OB/XF VALUE		31,592
TOTAL LAND VALUE - MARKET		42,900
TOTAL MARKET VALUE		176,273
SOH/AGL Deduction		83,224
ASSESSED VALUE		93,049
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,049
TOTAL JUST VALUE		176,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23389	XFOB	45,863	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1071/1018	7/29/2002	QC	U	I	01	100
GRANTOR: BOUCHER ATHA LINDA						
GRANTEE: BOUCHER DAVID GLENN						
0895/1097	8/17/1999	WD	U	I	13	21,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: BOUCHER DAVID & ATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W41 UOP=[YR=2009] N8 W13 S8 E13$ W29 S27 E70 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	2001	2001	3	30	576	
3	0510	GARAGE WD-	0	100	50	24	1,200.00	SF	35.00	35.00	100	2010	2010	3	64	26,880	
4	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	2010	2010	3	92	1,196	

LAND DESCRIPTION

TOTAL OB/XF 31,592

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	000115	C	SFR ACRES	100	0005		0.00	0.00	1.43	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,900							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 1.43 Total Land Value: 42,900 Market: 0 Agricultural: 0 Common: 42,900 PRINTED 08/02/2023 BY SYS