IN OR 2407/1325

JOHNS TERRY C & REBECCA
3926 CR 108
HILLIARD, FL 32046

2024

02-2N-23-0000-0006-0010

BUILDING CHARACTERISTICS

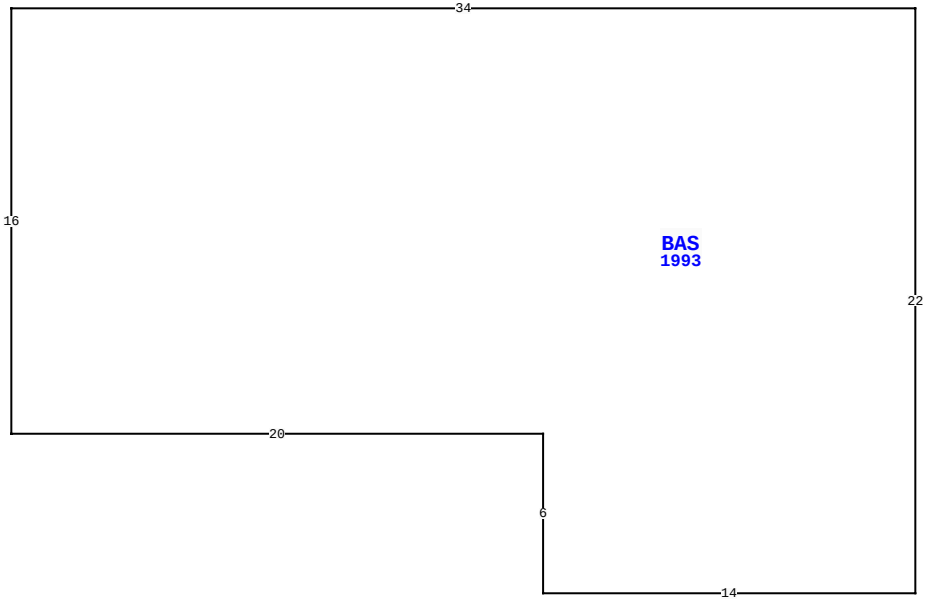
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	628	100	628	33,074
TOTALS	628		628	33,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	628	115.5000	109.72	68,904	1964	1964	0	0	30	22.00	48.00

1 SINGLE FAM – 100% - 2021 Heated Area: 628 HX Base Yr 2021



3926 CR 108, 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: 6	Tax Dist:
BUILDING MARKET VALUE	33,074
TOTAL MARKET OB/XF VALUE	19,603
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	82,677
SOH/AGL Deduction	25,917
ASSESSED VALUE	56,760
TOTAL EXEMPTION VALUE	HX HB 31,760
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	82,677
NCON VALUE	21,216
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991932	REPAIR/RRF	800	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1325	10/29/2020	WD	U	I	11	100
GRANTOR: LAWSON JOYCE						
GRANTEE: JOHNS TERRY C & REB						
0087/0537	1/01/1968	TA	U	V		4,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S16 E20 S6 E14 N22 $.

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
2	0940	SHEDS/PORT	0	100	28	16	448.00	SF	30.00	30.00	100	2024	2017		78	10,483	
3	0681	POLE SHED	0	100	32	20	640.00	SF	15.00	15.00	100	2024	2021		95	9,120	

LAND DESCRIPTION

TOTAL OB/XF 19,603

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/28/2024 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS