PT OF LOT 1
PT OR 706 PG 901
BELL FARMS PB 5/376

CAULEY PATRICK NEAL & SUSAN DEANN ALLEN
4230 COUNTY ROAD 108
HILLIARD, FL 32046

2024

02-2N-23-015B-0001-0010

BUILDING CHARACTERISTICS

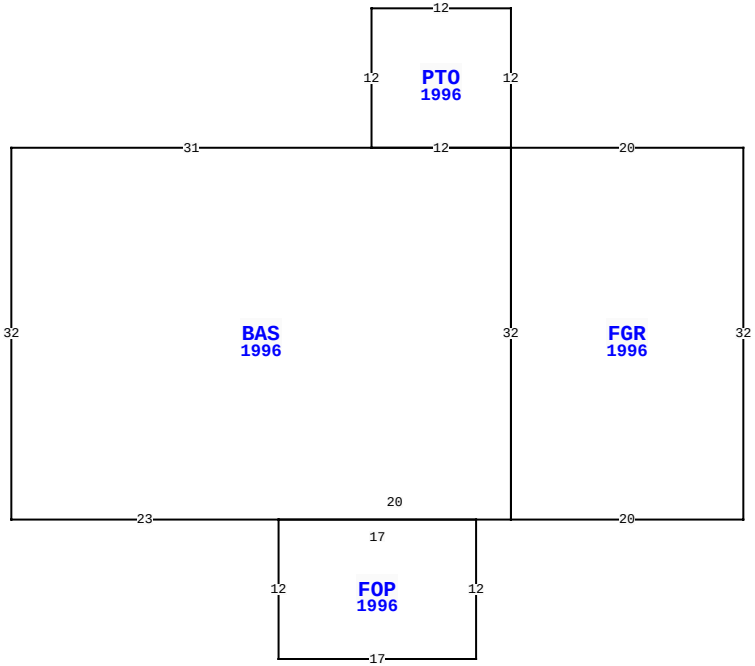
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,376	100	1,376	122,249
FGR	640	55	352	31,273
FOP	204	30	61	5,419
PTO	144	5	7	622
TOTALS	2,364		1,796	159,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	112.0000	106.40	191,094	1996	2001	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1997 Heated Area: 1376 HX Base Yr 1997



4230 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,563
TOTAL MARKET OB/XF VALUE		7,622
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		197,185
SOH/AGL Deduction		85,721
ASSESSED VALUE		111,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,464
TOTAL JUST VALUE		197,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012034	REPAIR/RRF	11,500	08/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W20 PTO=[YR=1996] N12 W12 S12 BAS=[YR=1996] W31 S32 E23 FOP=[YR=1996] S12 E17 N12 W17$ E20 N32 W12$ E12$ S32 E20 N32$.

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	1996	1996	3	79	2,765	
2	0810	CONCRETE A	0	100	8	16	128.00	SF	6.50	6.50	100	1996	1996	3	72	599	
3	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100	2000	2000	3	79	2,958	
4	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2014	2014	3	65	1,300	

LAND DESCRIPTION

TOTAL OB/XF 7,622

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 11/14/2022 BY WWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS