

LOT 3
IN OR 1233/1250 & OR 1238/827
ESMTS OR 1350/252 & 253

SEVER DANNY W & LAURA M/
4236 COUNTY ROAD 108
HILLIARD, FL 32046-5340

2024

02-2N-23-015B-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 01 Quality Level 01
DOR CODE 5000IMPROVED AG

MAP NUM MKT AREA 09

NEIGHBORHOOD/LOC 9001.00

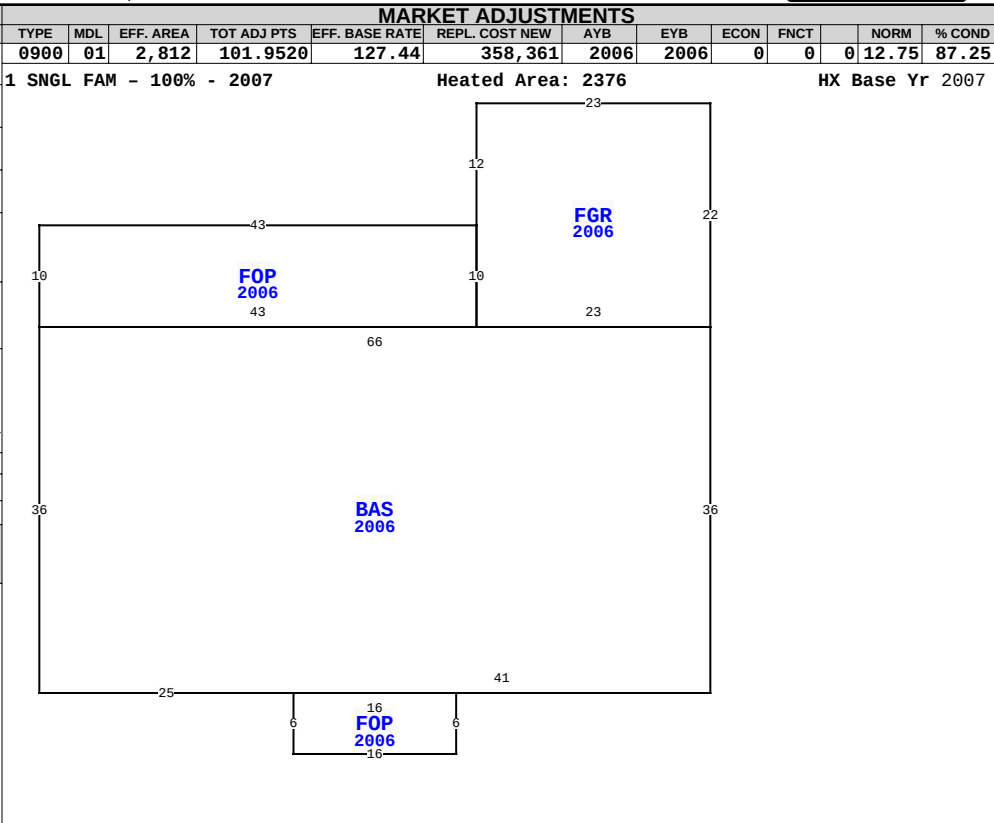
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100	2,376	264,190
FGR	506	55	278	30,911
FOP	96	30	29	3,225
FOP	430	30	129	14,344

TOTALS 3,408 2,812 312,670

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	28	25	700.00	SF	5.20	5.20	
3	0681	POLE SHED	0	100	9	8	72.00	SF	15.00	15.00	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	
5	0811	CONCRETE B	0	100	50	20	1,000.00	SF	5.20	5.20	
6	1242	WD DECK A	0	100	12	6	72.00	SF	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	13.79	AC	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	0.50	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	14.29	AC	

REVIEW DATE 05/20/2020 BY TWA



4236 CR 108, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			353,038
TOTAL MARKET OB/XF VALUE			11,920
TOTAL LAND VALUE - MARKET			144,320
TOTAL MARKET VALUE			402,706
SOH/AGL Deduction			163,676
ASSESSED VALUE			239,030
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			189,030
TOTAL JUST VALUE			509,278
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			497,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C15872	CO ISSUED	170,004	08/01/2005
B15872	NEW CONSTR	170,004	08/01/2005
E15598	ELEC OTHER	2,600	08/01/2005
M10195	TANKS/BLRS	0	08/01/2005
P09906	OTHER	0	08/01/2005
R08106	REPAIR/RRF	2,800	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1238/0828	6/16/2004	QC	U	V	06
GRANTOR: PLUM CREEK TIMBERLAND					
GRANTEE: SEVER DANNY W & LAU					
1233/1250	5/26/2004	PR	U	V	
GRANTOR: SPIKER PENELOPE B P/R					
GRANTEE: SEVER DANNY & LAURA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] W23 S12 FOP=[YR=2006] W43 S10 BAS=[YR=2006] S36 E25 FOP=[YR=2006] S6 E16 N6 W16\$ E41 N36 W66\$ E43 N10\$ S10 E23 N22\$.											

TOTAL OB/XF											
11,920											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	13.79	AC	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	0.50	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	14.29	AC	

Total Acres: 15.29 Total Land Value: 37,748 Market: 114,320 Agricultural: 7,748 Common: 30,000 PRINTED 08/06/2024 BY SYS

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