LOT 6
IN OR 1403/535
R622282 & R622283 & R622284

MCCOY WILLIAM LEE & CAMIE A/
4386 CR 108
HILLIARD, FL 32046-5340

2024

02-2N-23-015B-0006-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

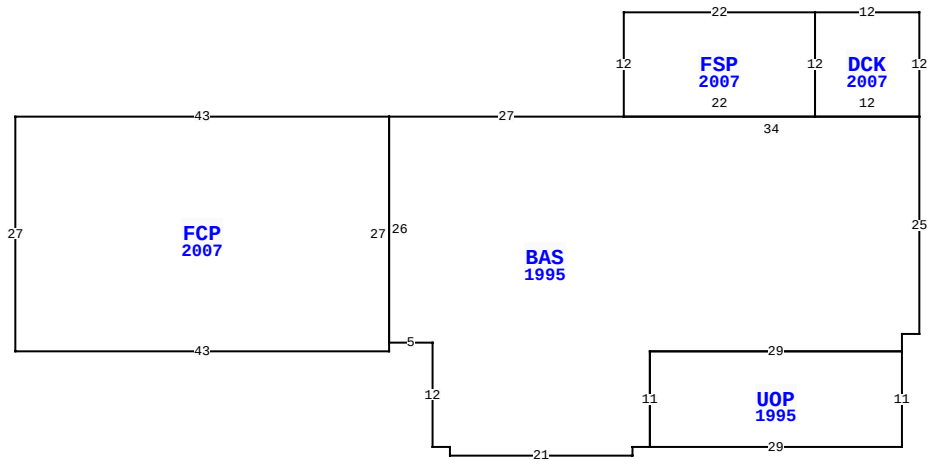
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	1,934	77,613
DCK	144	15	22	883
FCP	1,161	25	290	11,638
FSP	264	60	158	6,341
UOP	319	25	80	3,211
TOTALS	3,822		2,484	99,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,484	152.8800	114.66	284,815	1995	1996	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1934 HX Base Yr



4386 CR 108, HILLIARD

BLD DATE	10/25/2007 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	121,641
TOTAL MARKET OB/XF VALUE	8,233
TOTAL LAND VALUE - MARKET	99,370
TOTAL MARKET VALUE	229,244
SOH/AGL Deduction	11,412
ASSESSED VALUE	217,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,832
TOTAL JUST VALUE	229,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95953	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/0535	4/11/2006	WD	Q	I		170,000
GRANTOR: SEVER DANNY W & LAURA						
GRANTEE: MCCOY WILLIAM LEE &						
0703/0094	4/25/1994	WD	Q	V		14,500
GRANTOR: BELL PATRICIA ANN						
GRANTEE: SEVER DANNY & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W12FSP=[YR=2007] W22S12 BAS=[YR=1995] W27FCP=[YR=2007] W43S27E43 N27$ S26 E5 S12 E2 S1 E21 N1 E2 UOP=[YR=1995] E29 N11 W29 S11$ N11 E29 N2 E2 N25W34$E22 N12$ S12E12N12$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0751	UOP	0	0	8	4	32.00	SF	10.00	10.00	100	1995	1995	3	23	74	
3	1242	WD DECK A	0	0	0	0	240.00	SF	10.00	10.00	100	1999	1999	3	20	480	
4	0681	POLE SHED	0	0	0	0	336.00	SF	15.00	15.00	100	1997	1997	3	25	1,260	
5	0300	BOAT DCK W	0	0	0	0	288.00	SF	40.00	40.00	100	1999	1999	3	27	3,110	
6	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	2001	2001	3	80	416	
7	0469	VF LATTIC	0	0	0	0	50.00	SF	5.50	5.50	100	2007	2007	3	72	198	

LAND DESCRIPTION

TOTAL OB/XF 8,233

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	0	0004	OR	0.00	0.00	5.23	AC		1.00	1.00	1.00	19,000.00	19,000.00	99,370							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.23 Total Land Value: 99,370 Market: 0 Agricultural: 0 Common: 99,370 PRINTED 08/06/2024 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

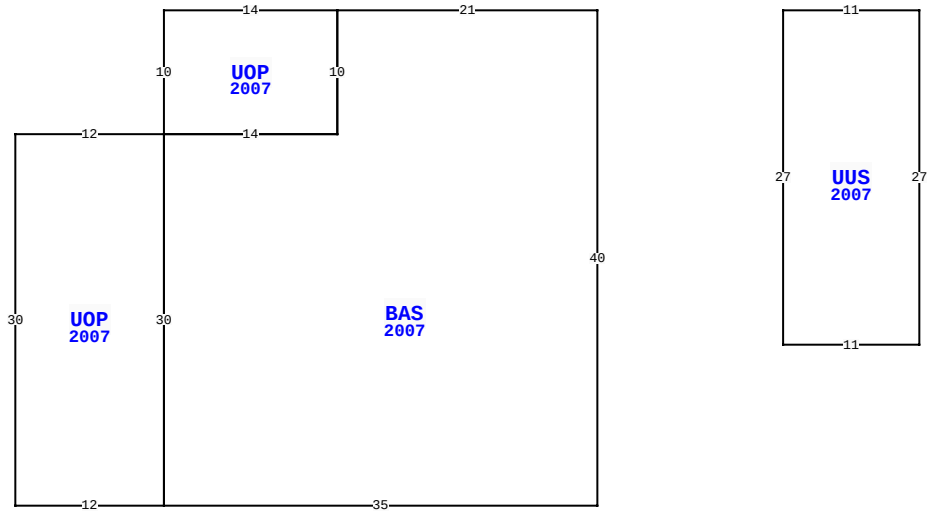
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	18,346
UOP	140	20	28	408
UOP	360	20	72	1,048
UUS	297	50	148	2,155
TOTALS	2,057		1,508	21,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,508	64.0000	22.40	33,779	2001	2001	0	0	0	35.00	65.00

2 GARAGE RES – 0% - 0 Heated Area: 1260 HX Base Yr



4386 CR 108, HILLIARD

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XF DATE		LAND DATE	06/16/2023 MLU
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NASSAU COUNTY PROPERTY

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GRANTOR: BELL PATRICIA ANN						
GRANTEE: SEVER DANNY & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21UOP=[YR=2007] W14S10E14
N10$S10W14UOP=[YR=2007] W12S30E12N30 $S30E35N40PTR=[YR=2007]
E15UUS=[YR=2007] S27E11N27W11$W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.23 Total Land Value: 99,370 Market: 0 Agricultural: 0 Common: 99,370 PRINTED 08/06/2024 BY SYS