PT OF LOT 7 (S-1)
IN OR 1570/179
1989 PALM/HAR DW/MH

EVERLY ROBERT & ANGELA
4478 CR 108
HILLIARD, FL 32046

2024

02-2N-23-015B-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

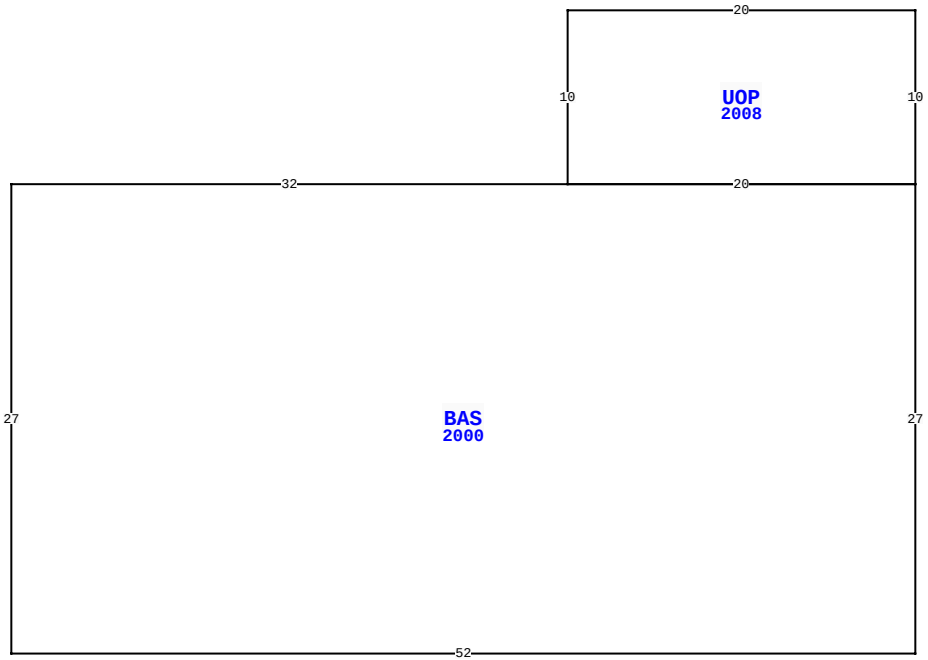
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,404	100	1,404	47,377
UOP	200	25	50	1,687
TOTALS	1,604		1,454	49,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,454	160.6800	112.48	163,546	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1404 HX Base Yr



4496 CR 108, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	49,064
TOTAL MARKET OB/XF VALUE	2,916
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	83,480
SOH/AGL Deduction	19,238
ASSESSED VALUE	64,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,242
TOTAL JUST VALUE	83,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1595/0420	12/02/2008	WD	U	V	07	100
GRANTOR: BESSENT G VIVIAN						
GRANTEE: EVERLY ROBERT & ANG						
1570/0179	6/05/2008	WD	U	V	06	11,900
GRANTOR: VESSENT G VIVIAN						
GRANTEE: EVERLY ROBERT & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W20 S10 BAS=[YR=2000] W32 S27 E52 N27 W20 $
E20 N10 $.

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	1242	WD DECK A	0	0	0	0	360.00	SF	10.00	10.00	100	2007	2007	3	31	1,116	
2	0479	VF PICKET	0	0	0	0	130.00	LF	10.00	10.00	100	2007	2007	3	72	936	
3	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2007	2007	3	72	864	

LAND DESCRIPTION

TOTAL OB/XF 2,916

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	000102	C	SFR/MH	0	0004	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS