



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 100	0900	01	2,965	113.3264	141.66	420,022	1996	2001	0	0	0	16.50	83.50	VALUATION BY	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1997										Heated Area: 2695										HX Base Yr 1997									
Roof Cover	03	COMP SHNGL 100	44 10 10 44 FOP 1996 46 37 37 48 BAS 1996 49 18 18 49 FUS 1996																													
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 80																														
Interior Floo	11	CLAY TILE 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		4 100																														
Bathrooms		2.5 100																														
Bathrooms																																
Frame	02	WOOD FRAME 100																														
Stories	2.	2. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														
Quality			05	Quality Level 05																												
DOR CODE			5000	IMPROVED 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	1,813	100	1,813	214,453																												
FOP	440	30	132	15,614																												
FOP	460	30	138	16,323																												
FUS	882	100	882	104,328																												
TOTALS			3,595		2,965	350,718	4632 CR 108, HILLIARD										BLD DATE				LGL DATE		06/15/2023		MLU							
EXTRA FEATURES																XF DATE				LAND DATE				AG DATE								
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															
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	0825	BRICK	0	100	0	0	58.00	SF	12.50	12.50	100	1996	1996	3	91	660																
3	1127	BRICK 8"	0	100	0	0	111.00	SF	11.00	11.00	100	1996	1996	3	91	1,111																
4	0812	CONCRETE C	0	100	0	0	1,162.00	SF	4.00	4.00	100	1996	1996	3	72	3,347																
5	0510	GARAGE WD-	0	100	0	0	1,254.00	SF	35.00	35.00	100	1996	1996	3	24	10,534																
6	0812	CONCRETE C	0	100	0	0	4,066.00	SF	4.00	4.00	100	2002	2002	3	82	13,336																
7	1127	BRICK 8"	0	100	0	0	64.00	SF	11.00	11.00	100	2002	2002	3	95	669																
LAND DESCRIPTION										TOTAL OB/XF										32,422												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000															
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.04	AC		1.00	1.00	1.00	555.00	555.00	2,797															
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500															
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.04	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,760															
REVIEW DATE 08/06/2021 BY TWA										Total Acres: 8.04 Total Land Value: 65,297										Market: 95,760 Agricultural: 2,797 Common: 62,500												
																				PRINTED 08/06/2024 BY SYS												

Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		350,718	
TOTAL MARKET OB/XF VALUE		32,422	
TOTAL LAND VALUE - MARKET		158,260	
TOTAL MARKET VALUE		448,437	
SOH/AGL Deduction		270,080	
ASSESSED VALUE		178,357	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		123,357	
TOTAL JUST VALUE		541,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		527,567	