PT OF LOTS 26 & 27 (S-2 & S-3)
IN OR 1253/1885 & OR 1309/1807
CORNWALL SURVEY

SMITH RAYMOND D & BARBARA H/
4327 COUNTY ROAD 108
HILLIARD, FL 32046

2024

02-2N-23-2020-0026-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

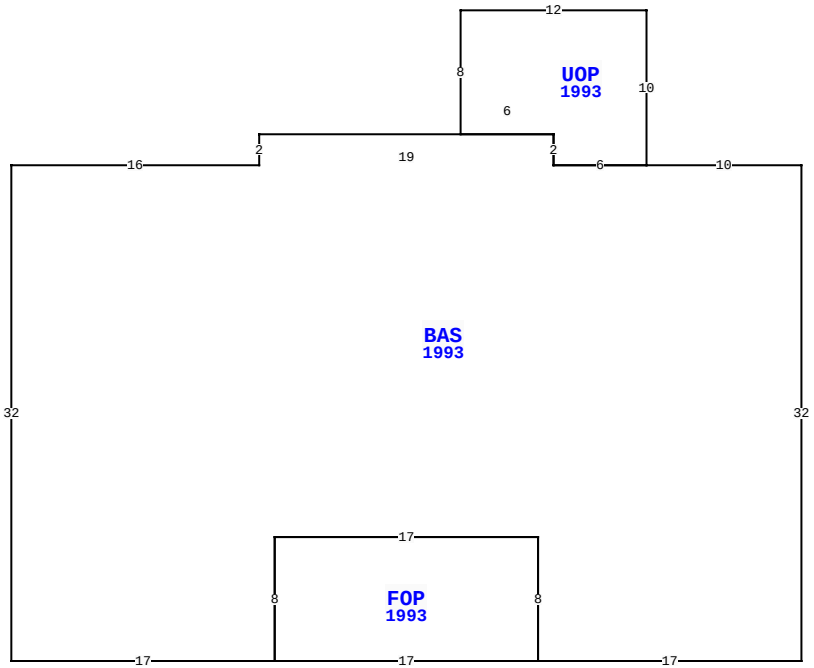
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	1,534	123,205
FOP	136	30	41	3,293
UOP	108	20	22	1,767
TOTALS	1,778		1,597	128,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,597	123.4200	117.25	187,248	1980	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1534 HX Base Yr 2005



4327 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		128,265
TOTAL MARKET OB/XF VALUE		15,950
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		288,215
SOH/AGL Deduction		157,167
ASSESSED VALUE		131,048
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,048
TOTAL JUST VALUE		288,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003745	REPAIR/RRF	9,000	05/11/2018
8802	MH MOVE-ON	1,000	02/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1253/1885	8/19/2004	WD	Q	I		140,000
GRANTOR: BATICK MARIE A						
GRANTEE: SMITH RAYMOND D & B						
0317/0615	7/01/1980	WD	Q	V		4,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N10 W12 S8 E6 S2 E6$ W6 N2 W19 S2 W16 S32 E17 FOP=[YR=1993] E17 N8 W17 S8$ N8 E17 S8 E17 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	1980	1980	3	46.5	1,628	
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	1985	1985	3	20	4,200	
3	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2004	2004	3	36	1,944	
4	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2004	2004	3	36	1,944	
5	0351	CARPORT MT	0	100	36	16	576.00	SF	8.50	8.50	100	2004	2004	3	22	1,077	
6	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2005	2005	3	24	1,797	
7	0510	GARAGE WD-	0	100	24	10	240.00	SF	35.00	35.00	100	2005	2005	3	40	3,360	

LAND DESCRIPTION

TOTAL OB/XF 15,950

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	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							
2	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	69,000							

REVIEW DATE 05/28/2024 BY WWA Total Acres: 5.30 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/06/2024 BY SYS