LOTS 53 & 54 (EX ESMTS IN
OR 1518/999,OR 1518/1001,
OR 1518/1004 & OR 1561/974)

BRADLEY JOHN A & JENNI/
4875 CR 108
HILLIARD, FL 32046-5391

2024

02-2N-23-2020-0053-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,912
TOTAL LAND VALUE - MARKET	208,580
TOTAL MARKET VALUE	128,122
SOH/AGL Deduction	79,735
ASSESSED VALUE	48,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,387
TOTAL JUST VALUE	218,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13691	MECH OTHER	0	03/01/2008
E20435	ELEC OTHER	1,800	01/01/2008
B21017	NEW CONSTR	500,000	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2069/0065	7/25/2016	WD	Q	I	05	644,000
GRANTOR: ANDERSON MARK HENRY &						
GRANTEE: BRADLEY JOHN A & JE						
1518/0999	8/10/2007	WD	Q	V		380,000
GRANTOR: SMITH NOAH D & DIANNE						
GRANTEE: ANDERSON MARK H & J						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	22.50	22.50	100	2001	2001	3	20	360	
3	0681	POLE SHED	0	0	18	16	288.00	SF	15.00	15.00	100	1990	1990	3	20	864	
4	0510	GARAGE WD-	0	0	24	16	384.00	SF	35.00	35.00	100	1985	1985	3	20	2,688	

LAND DESCRIPTION

TOTAL OB/XF 9,912

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	545.00	545.00	7,630							
2	000115	C	SFR ACRES	0		OR	0.00	0.00	5.82	AC		1.00	1.00	1.00	19,000.00	19,000.00	110,580							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	98,000							

REVIEW DATE 06/07/2021 BY TWA Total Acres: 19.82 Total Land Value: 118,210 Market: 98,000 Agricultural: 7,630 Common: 110,580 PRINTED 08/06/2024 BY SYS