



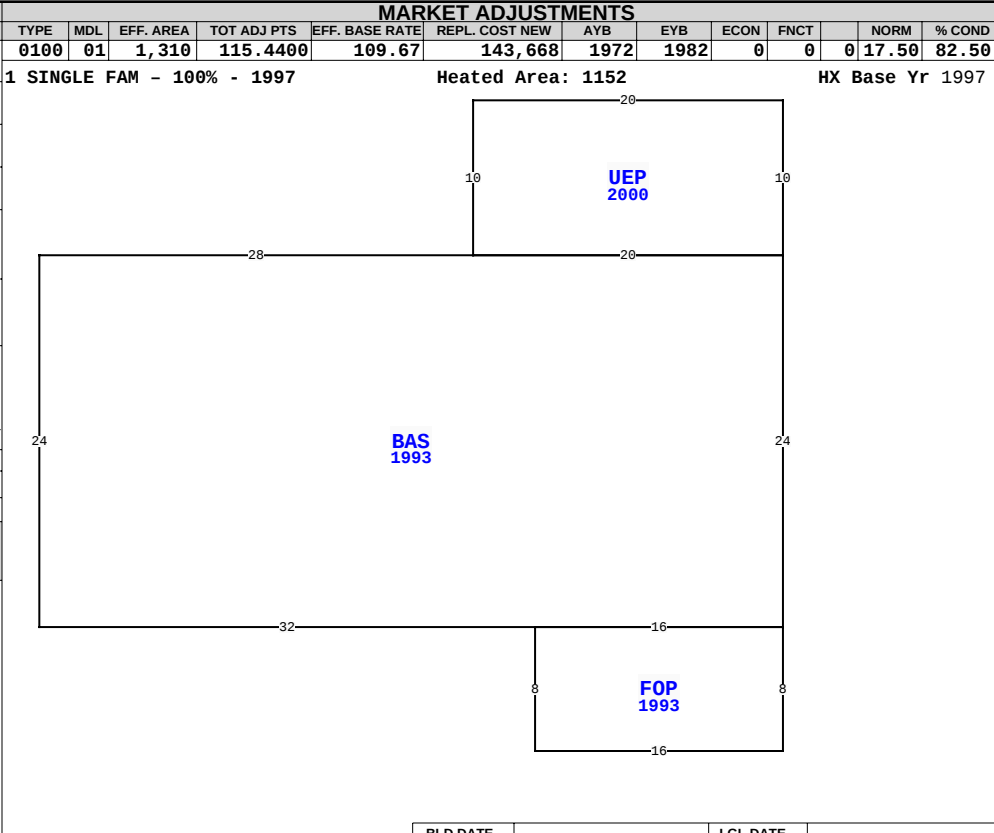
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	1,152	100	1,152	104,231
FOP	128	30	38	3,438
UEP	200	60	120	10,857
TOTALS	1,480		1,310	118,526

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
1	0681	POLE SHED	0 100	10	21	210.00	SF	15.00	15.00	100	1980	1980	3	20
2	0510	GARAGE WD-	0 100	26	32	832.00	SF	35.00	35.00	100	1980	1980	3	20
3	0810	CONCRETE A	0 100	0	0	40.00	SF	6.50	6.50	100	2005	2005	3	86

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00
3	009640	C	HDWD	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00



3856 CR 108, HILLIARD	BLD DATE	LGL DATE	06/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					118,526				
TOTAL MARKET OB/XF VALUE					6,678				
TOTAL LAND VALUE - MARKET					155,175				
TOTAL MARKET VALUE					188,154				
SOH/AGL Deduction					113,263				
ASSESSED VALUE					74,891				
TOTAL EXEMPTION VALUE					HX HB 49,716				
BASE TAXABLE VALUE					25,175				
TOTAL JUST VALUE					280,379				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					274,789				

TEAR OFF REPLACE SHINGLES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009436	NEW ROOF	10,000	07/24/2023
22007193	REMODEL	0	07/25/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1579/0159	7/30/2008	QC	U	I	01	100			
GRANTOR: FREDERICK DONALD LAMA									
GRANTEE: FREDERICK KATHERINE									
0778/1601	12/09/1996	WD	Q	I		88,000			
GRANTOR: BAKER CHARLES B									
GRANTEE: FREDERICK DONALD &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UEP=[YR=2000] W20 S10 BAS=[YR=1993] W28 S24 E32 FOP=[YR=1993] S8 E16 N8 W16 \$ E16 N24 W20 \$ E20 N10 \$.									