E1/2 OF NE1/4 NE OF SR 108
IN OR 2646/580
EX 1-1 1-2 1-4 1-5 1-8 1-9 &

CHESHIRE KRISTIN A & DUSTIN A
4658 CRACKER HOUSE LANE
HILLIARD, FL 32046

2024

23-2N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

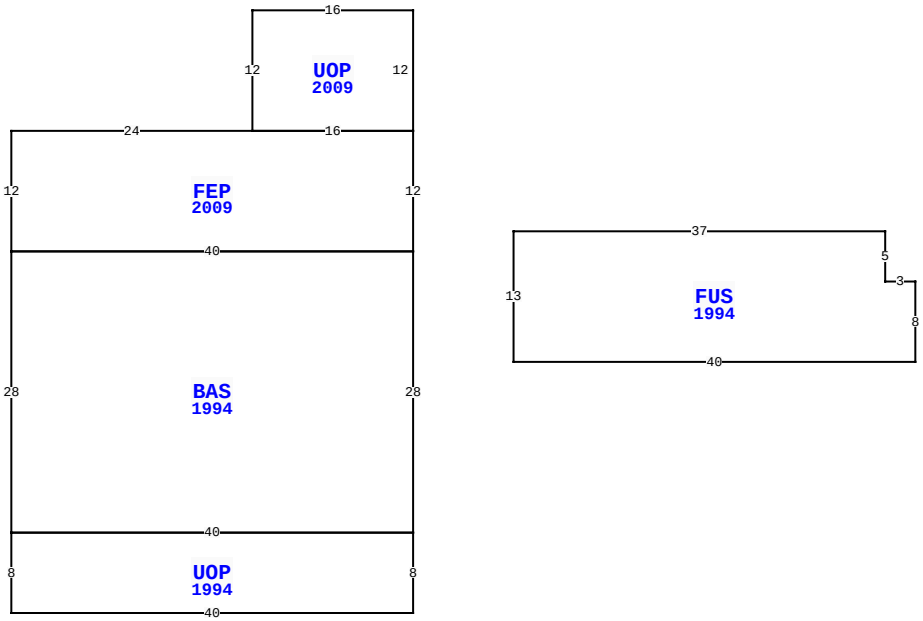
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	88,487
FEP	480	80	384	30,338
FUS	505	100	505	39,898
UOP	320	20	64	5,057
UOP	192	20	38	3,002
TOTALS	2,617		2,111	166,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,111	92.6100	115.76	244,369	1994	1994	0	10	0	21.75	68.25

1 SNGL FAM – 100% - 2024 Heated Area: 1625 HX Base Yr 2024



4658 CRACKER HOUSE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/11/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,782
TOTAL MARKET OB/XF VALUE		14,689
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		461,471
SOH/AGL Deduction		0
ASSESSED VALUE		461,471
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		411,471
TOTAL JUST VALUE		461,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941233	ADDITION	5,980	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/580	5/25/2023	WD	U	I	30	325,000
GRANTOR: LOVVORN TRUST						
GRANTEE: CHESHIRE KRISTIN A						
0913/0816	12/29/1999	WD	U	I	01	100
GRANTOR: LOVVORN J D & JULIETT						
GRANTEE: LOVVORN J D & JULIE						

BUILDING NOTES

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
2	0680	POLE SHED	0	100	24	40	864.00	SF	10.00	10.00	100	1964	1964	3	20	1,728	
4	0681	POLE SHED	0	100	10	60	600.00	SF	15.00	15.00	100	1975	1975	3	20	1,800	
5	0681	POLE SHED	0	100	22	20	440.00	SF	11.25	11.25	100	1997	1997	3	25	1,238	
6	0681	POLE SHED	0	100	20	11	220.00	SF	11.25	11.25	100	1997	1997	3	25	619	
7	0681	POLE SHED	0	100	31	20	620.00	SF	11.25	11.25	100	1997	1997	3	25	1,744	
8	0681	POLE SHED	0	100	60	56	3,360.00	SF	11.25	11.25	100	1990	1990	3	20	7,560	

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=-40,12] S28 E40 N28 W40 $
FUS=[YR=1994;ORIG=10,23] N13 E37 S5 E3 S8 W40 $
FEP=[YR=2009;ORIG=0,0] W16 W24 S12 E40 N12 $
UOP=[YR=1994;ORIG=-40,40] S8 E40 N8 W40 $
UOP=[YR=2009;ORIG=0,0] N12 W16 S12 E16 $
PTR=[YR=1993;ORIG=0,0] N25 S25 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,689

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	009900	C	AC NON-AG	100		OR			20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000							

REVIEW DATE 03/20/2024 BY WWA Total Acres: 20.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS