

**MCDANIEL LONNIE J & KIMBERLY L/
4489 CR 108
HILLIARD, FL 32046**

02-2N-23-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																																					
Exterior Wall	19	COMMON BRK 60								0900	01	3,845	97.0425	128.10	492,544	1975	1980		0	0	0	31.00	69.00	VALUATION BY																																																			
Exterior Wall	08	WD ON PLY 40								1 SNGL FAM - 100% - 2018														Heated Area: 3282														HX Base Yr 2018														Tax Group: 6								Tax Dist:								STANDARD							
Roof Structur	08	IRREGULAR 100																																																		BUILDING MARKET VALUE								378,435															
Roof Cover	12	MODULAR MT 100																																																		TOTAL MARKET OB/XF VALUE								48,561															
Interior Wall	05	DRYWALL 100																																																		TOTAL LAND VALUE - MARKET								250,415															
Interior Floo	14	CARPET 90																																																		TOTAL MARKET VALUE								677,411															
Interior Floo	09	PINE WOOD 10																																																		SOH/AGL Deduction								306,272															
Air Condition	03	CENTRAL 100																																																		ASSESSED VALUE								371,139															
Heating Type	04	AIR DUCTED 100																																																		TOTAL EXEMPTION VALUE								HX HB 50,722															
Bedrooms		4 100																																																		BASE TAXABLE VALUE								320,417															
Bathrooms		3 100																																																		TOTAL JUST VALUE								677,411															
Frame	02	WOOD FRAME 100																																																		NCON VALUE								0															
Stories	2.	2. 100																																																		INCOME VALUE																							
Units		0 100																																																		PREVIOUS YEAR MKT VALUE								652,712															
BUD8 Adjustme	06	DIST 1D 100																																																																									
Occupancy	00	NONE 100																																																																									
Quality		02	Quality Level 02																																																																								
DOR CODE		0100	SINGLE FAMILY																																																																								
MAP NUM			MKT AREA																																																										09														
NEIGHBORHOOD/LOC		9001.00																																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																						
BAS	2,296	100	1993	2,296	202,941																																																																						
BAS	146	100	2004	146	12,905																																																																						
FGR	555	55	1993	305	26,959																																																																						
FOP	224	30	1993	67	5,922																																																																						
FOP	120	30	2004	36	3,182																																																																						
FOP	516	30	2012	155	13,701																																																																						
FUS	840	100	1993	840	74,247																																																																						
TOTALS		4,697			3,845	339,855																																																																					
EXTRA FEATURES										4489 CR 108, HILLIARD										BLD DATE 03/03/2023 NW										LGL DATE 05/09/2025 MLU																																													
																				XF DATE										LAND DATE																																													
																				INC 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	1980	1980	3	44	1,540																																																												
2	0811	CONCRETE B	0 100	0	0	660.00	SF	5.20	5.20	100	1980	1980	3	30	1,030																																																												
3	0861	POOL GUNIT	0 100	0	0	368.00	SF	46.75	46.75	100	2016	2016	3	78	13,419																																																												
4	0855	CONC PAVER	0 100	0	0	1,057.00	SF	10.00	10.00	100	2016	2016	3	95	10,042																																																												
5	0351	CARPORT MT	0 100	45	30	1,350.00	SF	10.00	10.00	100	2018	2018	3	78	10,530																																																												
6	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000																																																												
7	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000																																																												
LAND DESCRIPTION										TOTAL OB/XF										48,561																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																			
1	000100	C	RES	100	0004	OR	0.00	0.00	17.27	AC		1.00	1.00	1.00	14,500.00	14,500.00	250,415																																																										

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