LOT 6
BELL FARMS PB 5/376

FEDERAL NATIONAL MORTGAGE ASSOCIATION
5600 GRANITE PARKWAY BLDG VII
PLANO, TX 75024

2025

02-2N-23-015B-0006-0000

BUILDING CHARACTERISTICS

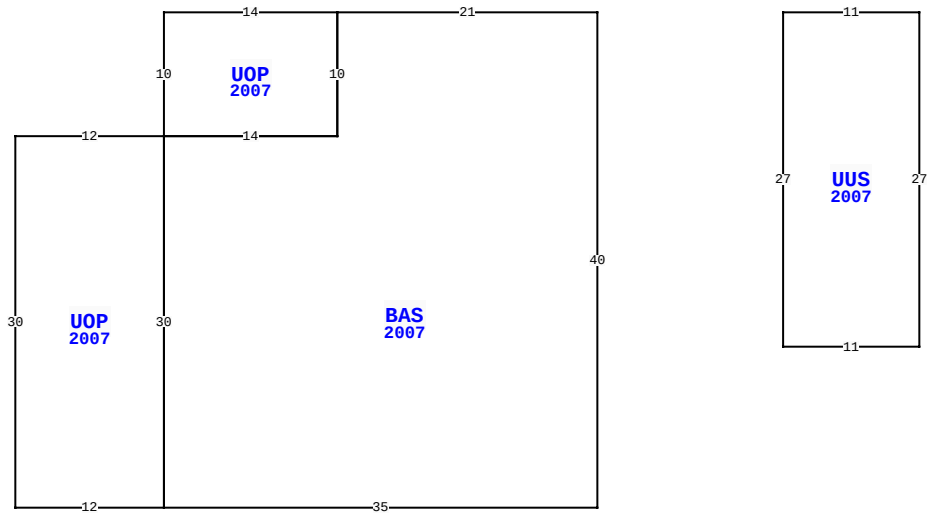
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
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	1,260	100	2007	1,260	21,012
UOP	140	20	2007	28	467
UOP	360	20	2007	72	1,201
UUS	297	50	2007	148	2,468
TOTALS	2,057			1,508	25,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,508	71.5530	26.47	39,917	2001	2001	0	0	0	37.00	63.00

2 GARAGE RES – 0% - 0 Heated Area: 1260 HX Base Yr



4386 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	25,148
TOTAL MARKET OB/XF VALUE	6,541
TOTAL LAND VALUE - MARKET	101,985
TOTAL MARKET VALUE	133,674
SOH/AGL Deduction	0
ASSESSED VALUE	133,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,674
TOTAL JUST VALUE	133,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011331	MOBILE HOME DEMO	9,000	10/04/2024
MHU95953	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/769	3/25/2025	QC	U	I	11	100
GRANTOR: AGFIRST FARM CREDIT B						
GRANTEE: FEDERAL NATIONAL MO						
2767/203	2/10/2025	CT	U	I	18	138,700
GRANTOR: CLERK OF COURT						
GRANTEE: AGFIRST FARM CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21UOP=[YR=2007] W14S10E14
N10$S10W14UOP=[YR=2007] W12S30E12N30 $S30E35N40PTR=[YR=2007]
E15UUS=[YR=2007] S27E11N27W11$W15$.

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
5	0300	BOAT DCK W	0	0	0	0	288.00	SF	40.00	40.00	100	1999	1999	3	26	2,995	
6	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	2001	2001	3	79	411	
8	0351	CARPORT MT	0	0	43	27	1,161.00	SF	10.00	10.00	100	2025	2007		27	3,135	

LAND DESCRIPTION

TOTAL OB/XF 6,541

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	000100	C	RES	0	0004	OR	0.00	0.00	5.23	AC		1.00	1.00	1.00	19,500.00	19,500.00	101,985							

REVIEW DATE 12/18/2024 BY WW Total Acres: 5.23 Total Land Value: 101,985 Market: 0 Agricultural: 0 Common: 101,985 PRINTED 07/30/2025 BY SYS