LOT 7
IN OR 1651/525
R673512 & R673513

EVERLY ROBERT & ANGELA/
4478 CR 108
HILLIARD, FL 32046

2025

02-2N-23-015B-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

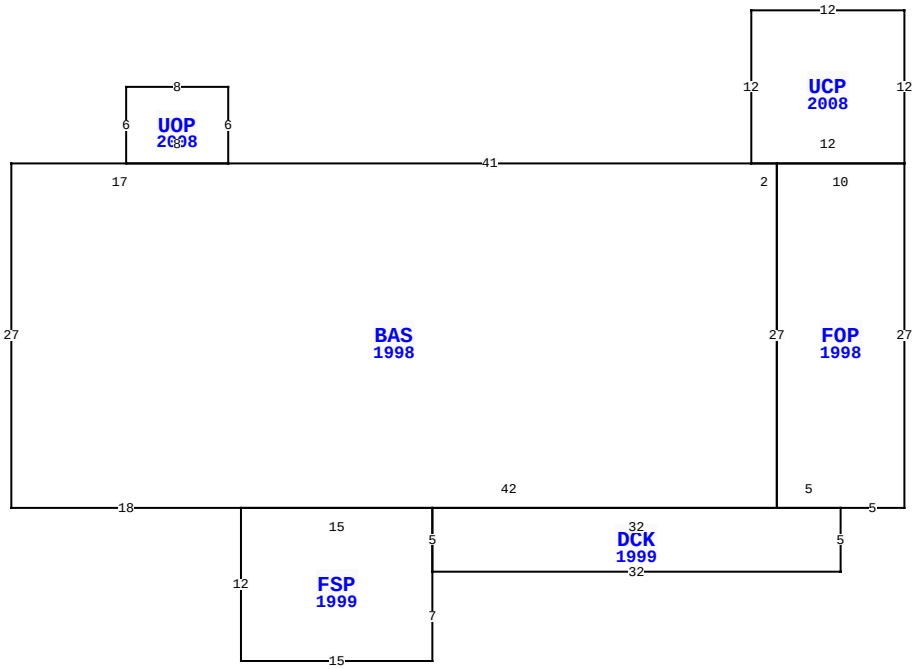
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,620	100	1998	1,620	85,099
DCK	160	15	1999	24	1,261
FOP	270	30	1998	81	4,255
FSP	180	60	1999	108	5,673
UCP	144	20	2008	29	1,524
UOP	48	25	2008	12	631
TOTALS	2,422			1,874	98,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,874	123.6000	105.06	196,882	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2009 Heated Area: 1620 HX Base Yr 2009



4478 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		98,441
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		106,500
TOTAL MARKET VALUE		212,541
SOH/AGL Deduction		126,132
ASSESSED VALUE		86,409
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,687
TOTAL JUST VALUE		212,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982093	MH MOVE-ON	0	03/01/1998
B984672	XFOB	5,000	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1651/0525	12/04/2009	WD	U	I	11	100
GRANTOR: BESSENT G VIVIAN ETAL						
GRANTEE: EVERLY ROBERT & ANG						
1568/1167	5/23/2008	WD	Q	I		99,800
GRANTOR: BESSENT G VIVIAN						
GRANTEE: EVERLY ROBERT & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2008] W12 S12 BAS=[YR=1998] W41 UOP=[YR=2008] N6 W8 S6 E8$ W17 S27 E18 FSP=[YR=1999] S12 E15 N7 DCK=[YR=1999] E32 N5 FOP=[YR=1998] E5 N27 W10 S27 E5$ W32 S5 $ N5 W15$ E42 N27 W2$ E12 N12$.

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	0681	POLE SHED	0	100	32	40	1,280.00	SF	15.00	15.00	100	1998	1998	3	25	4,800	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	100	0004	OR	0.00	0.00	3.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	106,500							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 3.55 Total Land Value: 106,500 Market: 0 Agricultural: 0 Common: 106,500 PRINTED 07/30/2025 BY SYS