PT OF LOT 7 (S-1)
IN OR 1570/179
1989 PALM/HAR DW/MH

EVERLY ROBERT & ANGELA
4478 CR 108
HILLIARD, FL 32046

2025

02-2N-23-015B-0007-0010

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

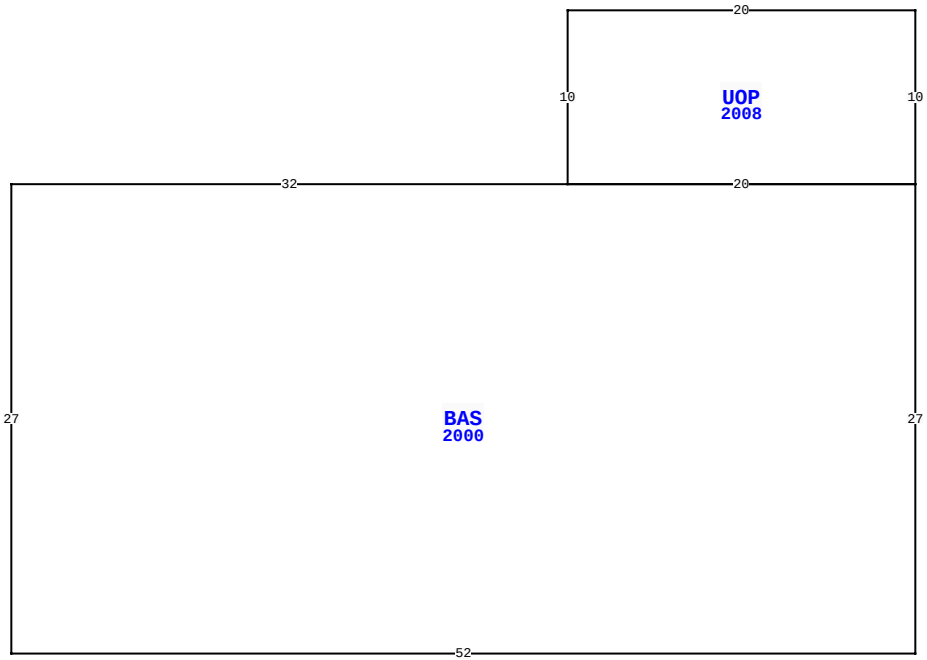
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2000	1,404	54,141
UOP	200	25	2008	50	1,928
TOTALS	1,604			1,454	56,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,454	160.6800	128.54	186,897	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1404 HX Base Yr



4496 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	56,069
TOTAL MARKET OB/XF VALUE	1,725
TOTAL LAND VALUE - MARKET	47,250
TOTAL MARKET VALUE	105,044
SOH/AGL Deduction	34,378
ASSESSED VALUE	70,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,666
TOTAL JUST VALUE	105,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1595/0420	12/02/2008	WD	U	V	07	100
GRANTOR: BESSENT G VIVIAN						
GRANTEE: EVERLY ROBERT & ANG						
1570/0179	6/05/2008	WD	Q	V	06	11,900
GRANTOR: VESSENT G VIVIAN						
GRANTEE: EVERLY ROBERT & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W20 S10 BAS=[YR=2000] W32 S27 E52 N27 W20 $ E20 N10 $.

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	0479	VF PICKET	0	0	0	0	130.00	LF	10.00	10.00	100	2007	2007	3	69	897	
3	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2007	2007	3	69	828	

LAND DESCRIPTION

TOTAL OB/XF 1,725

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	1.05	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,250							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 1.05 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 07/30/2025 BY SYS