LOT 11
2010 JACOBSEN DW/MH
IN OR 2007/237

MASON BRIAN R
4802 COUNTY ROAD 108
HILLIARD, FL 32046

2025

02-2N-23-015B-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	06	Quality Level 06

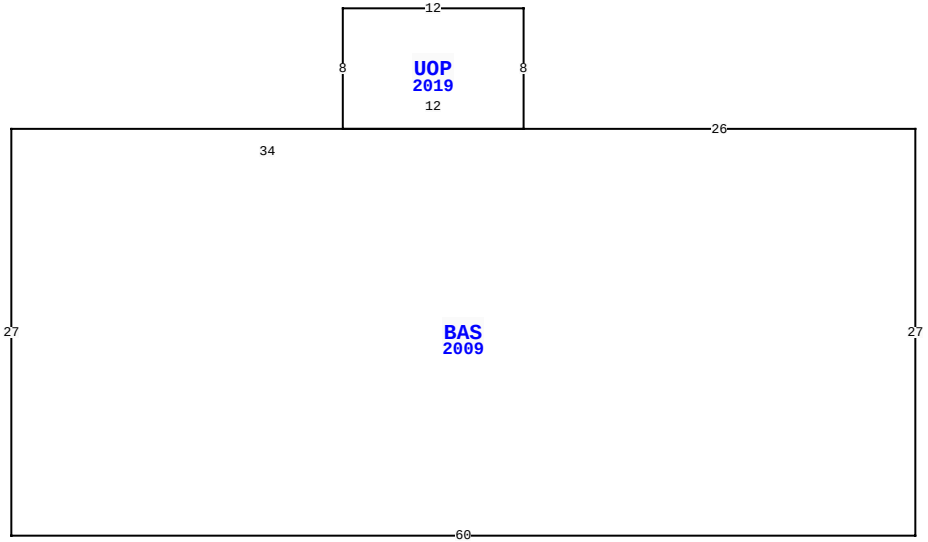
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2009	1,620	126,524
UOP	96	25	2019	24	1,874
TOTALS	1,716			1,644	128,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,644	148.2000	125.97	207,095	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 0 Heated Area: 1620 HX Base Yr 1994



4802 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		128,399
TOTAL MARKET OB/XF VALUE		5,890
TOTAL LAND VALUE - MARKET		127,200
TOTAL MARKET VALUE		261,489
SOH/AGL Deduction		150,335
ASSESSED VALUE		111,154
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,432
TOTAL JUST VALUE		261,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5272	CO ISSUED	0	06/11/2010
M15261	MECH OTHER	0	04/01/2010
P14255	OTHER	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2007/0237	10/06/2015	QC	U	I	11	100
GRANTOR: MASON BRIAN R & SONIA						
GRANTEE: MASON BRIAN R						
0752/1186	2/27/1996	QC	Q	I	06	301
GRANTOR: NEKOOSA PACKAGING COR						
GRANTEE: MASON BRIAN & SONIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W26 UOP=[YR=2019] N8 W12 S8 E12$ W34 S27 E60 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
3	0752	USP	0	100	10	8	80.00	SF	15.00	15.00	100	2010	2010	3	56	672	
4	0681	POLE SHED	0	100	0	0	888.00	SF	11.25	11.25	100	1995	1995	3	20	1,998	

LAND DESCRIPTION

TOTAL OB/XF 5,890

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	4.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	127,200							

REVIEW DATE 05/20/2020 BY TWA Total Acres: 4.24 Total Land Value: 127,200 Market: 0 Agricultural: 0 Common: 127,200 PRINTED 07/30/2025 BY SYS