PT OF LOTS 35 & 36
IN OR 1191/1109
CORNWALL SURVEY

PRUITTE MICHAEL A & RAYE/
4653 COUNTY ROAD 108
HILLIARD, FL 32046

2025

02-2N-23-2020-0035-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

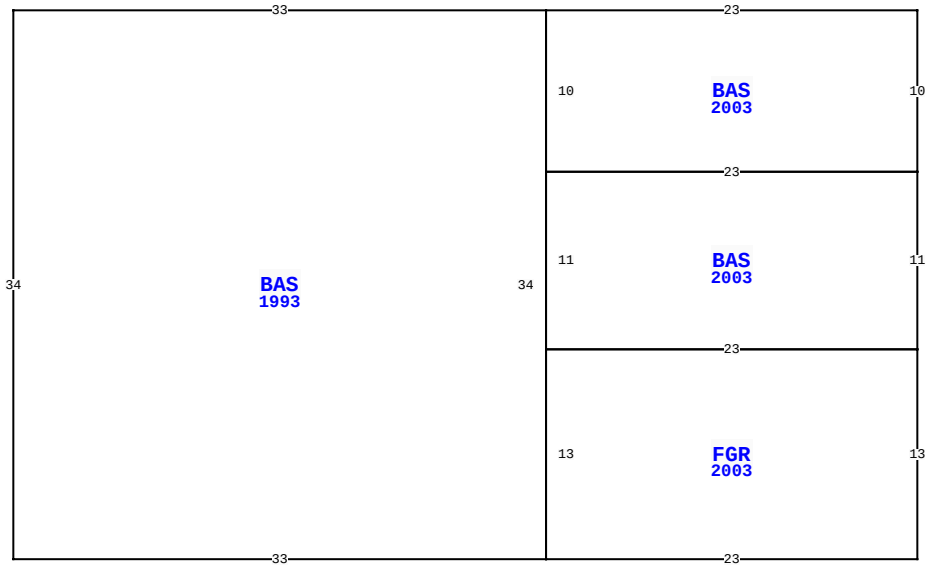
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100	1993	1,122	95,651
BAS	230	100	2003	230	19,608
BAS	253	100	2003	253	21,568
FGR	299	55	2003	164	13,981
TOTALS	1,904			1,769	150,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	100.0000	100.00	176,900	1992	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1605 HX Base Yr 2004



4653 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,807
TOTAL MARKET OB/XF VALUE		4,392
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		225,199
SOH/AGL Deduction		113,959
ASSESSED VALUE		111,240
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,518
TOTAL JUST VALUE		225,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/1109	12/01/2003	WD	U	I	07	100
GRANTOR: JOHNS TERRY C & REBEC						
GRANTEE: PRUITTE MICHAEL A &						
1127/0039	4/03/2003	WD	Q	I		115,000
GRANTOR: JOHNS TERRY C & REBEC						
GRANTEE: PRUITTE MICHAEL & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 BAS=[YR=1993] W33 S34 E33 FGR=[YR=2003] E23 N13 BAS=[YR=2003] N11 W23 S11 E23$ W23 S13$ N34$ S10 E23 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
1	0510	GARAGE WD-	0	100	20	14	280.00	SF	26.25	26.25	100	2000	2000	3	27	1,985	
2	0811	CONCRETE B	0	100	0	0	634.00	SF	5.20	5.20	100	1998	1998	3	73	2,407	

LAND DESCRIPTION

TOTAL OB/XF 4,392

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/28/2024 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS