LOTS 55 & 56
IN OR 2741/1241 BEING PAR A
(EX ESMT IN OR 1561/974)

BRADLEY LIVING TRUST/BRADLEY JOHN A TRUSTEE
4875 CR 108
HILLIARD, FL 32046

2025

02-2N-23-2020-0055-0000

BUILDING CHARACTERISTICS

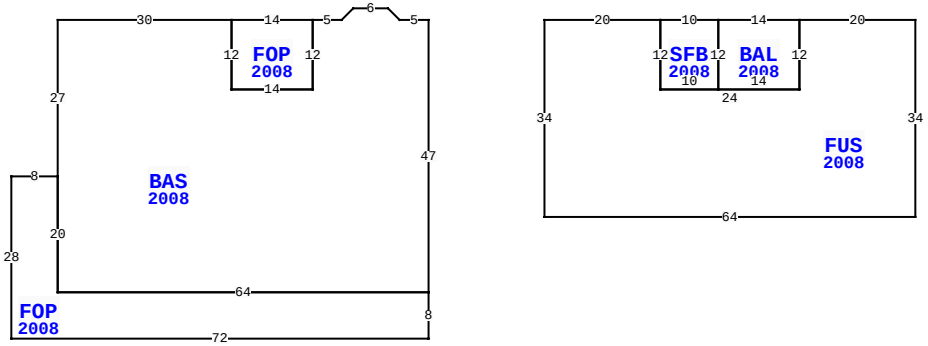
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	2008	25	3,249
BAS	2,856	100	2008	2,856	371,157
FOP	168	30	2008	50	6,498
FOP	736	30	2008	221	28,721
FUS	1,888	100	2008	1,888	245,359
SFB	120	80	2008	96	12,476
TOTALS	5,936			5,136	667,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,136	106.4950	140.57	721,968	2008	2008	0	0	0	7.55	92.45

1 SNGL FAM – 100% - 2017 Heated Area: 4840 HX Base Yr 2017



4875 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/25/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		667,459
TOTAL MARKET OB/XF VALUE		60,497
TOTAL LAND VALUE - MARKET		369,490
TOTAL MARKET VALUE		911,013
SOH/AGL Deduction		286,188
ASSESSED VALUE		624,825
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		574,103
TOTAL JUST VALUE		1,097,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,011,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21324	ELEC OTHER	0	10/01/2008
R11425	REPAIR/RRF	6,700	07/01/2008
B21557	SCRN ENCL FOR POO	12,300	06/01/2008
B21017	NEW CONSTR	0	01/01/2008
C21017	CO ISSUED	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1241	9/30/2024	WD	U	I	11	100
GRANTOR: BRADLEY JOHN A & JENN						
GRANTEE: BRADLEY LIVING TRUS						
2069/0065	7/25/2016	WD	Q	I	05	644,000
GRANTOR: ANDERSON MARK HENRY &						
GRANTEE: BRADLEY JOHN A & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W5 U2 L2 W6 D2 L2 W5 FOP=[YR=2008] W14 S12 E14 N12$ S12 W14 N12 W30 S27 FOP=[YR=2008] W8 S28 E72 N8 W64 N20$ S20 E64 N47$ PTR=E20 FUS=[YR=2008] E20 SFB=[YR=2008] E10 BAL=[YR=2008] E14 S12 W14 N12$ S12 W10 N12$ S12 E24 N12 E20 S34 W64 N34$ W20$.

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	0855	CONC PAVER	0	100	0	0	1,642.00	SF	10.00	10.00	100	2008	2008	3	88	14,450	
2	0911	SCRN RM A	0	100	64	34	2,176.00	SF	17.50	17.50	100	2008	2008	3	31	11,805	
3	0866	POOL FIBER	0	100	32	16	562.00	SF	72.00	72.00	100	2008	2008	3	31	12,544	
4	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	31	620	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	31	620	
6	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2014	2014	3	71	14,314	
7	0351	CARPORT MT	0	100	24	16	384.00	SF	10.00	10.00	100	2014	2014	3	60	2,304	
8	0351	CARPORT MT	0	100	24	16	384.00	SF	10.00	10.00	100	2014	2014	3	60	2,304	
9	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2014	2014	3	60	1,536	

LAND DESCRIPTION

TOTAL OB/XF 60,497

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	9.82	AC		1.00	1.00	1.00	515.00	515.00	5,057							
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.82	AC		1.00	1.00	1.00	19,500.00	19,500.00	191,490							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 19.82 Total Land Value: 183,057 Market: 191,490 Agricultural: 5,057 Common: 178,000 PRINTED 07/30/2025 BY SYS