PT OF LOTS 61 62 & 63
IN OR 897/1344
CORNWALL SURVEY

EVANS EUGENE H & RHONDA R/
4825 COUNTY ROAD 108
HILLIARD, FL 32046-5391

2025

02-2N-23-2020-0061-0040

BUILDING CHARACTERISTICS

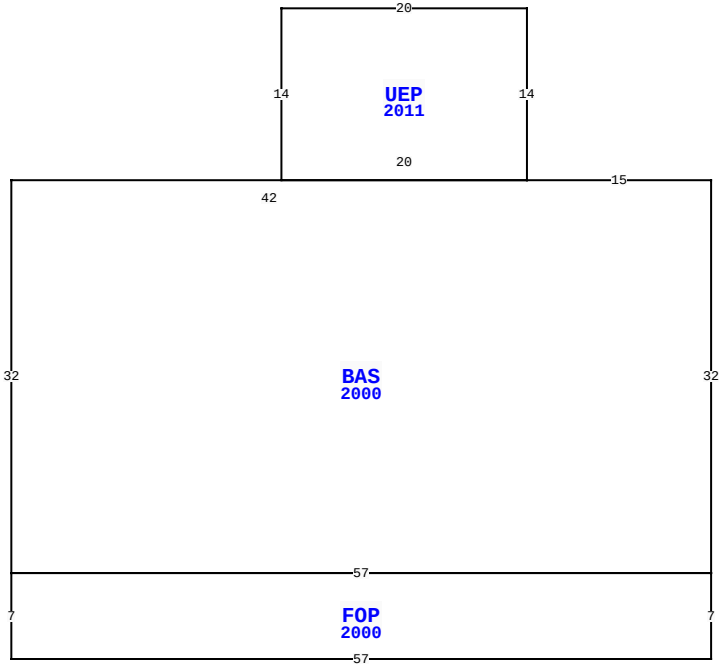
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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
BAS	1,824	100	2000	1,824	199,088
FOP	399	30	2000	120	13,098
UEP	280	60	2011	168	18,337
TOTALS	2,503			2,112	230,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,112	95.8734	126.55	267,274	2000	2005	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2001 Heated Area: 1824 HX Base Yr 2001



4825 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		230,524
TOTAL MARKET OB/XF VALUE		21,380
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		300,414
SOH/AGL Deduction		157,631
ASSESSED VALUE		142,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,061
TOTAL JUST VALUE		472,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014518	REPAIR/RRF	15,000	09/22/2022
B029425	NEW CONSTR	0	02/01/2002
B996472	NEW CONSTR	84,000	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0897/1344	8/31/1999	WD	Q	I	01	100
GRANTOR: EVANS WILLIAM L & JAN						
GRANTEE: EVANS EUGENE H & RH						
0733/1396	7/12/1995	WD	Q	V		35,000
GRANTOR: YACALAVITCH ANN MARIE						
GRANTEE: EVANS WILLIAM ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 UEP=[YR=2011] N14 W20 S14 E20 $ W42 S32
FOP=[YR=2000] S7 E57 N7 W57 $ E57 N32 $.

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	0200	BARN WD 0-	0	100	50	36	1,800.00	SF	20.00	20.00	100	1999	1999	3	26	9,360	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1999	1999	3	20	482	
3	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1999	1999	3	26	468	
4	0681	POLE SHED	0	100	24	20	480.00	SF	11.25	11.25	100	2003	2003	3	30	1,620	
5	0530	STBL WD	0	100	70	30	2,100.00	SF	15.00	15.00	100	2003	2003	3	30	9,450	

LAND DESCRIPTION

TOTAL OB/XF 21,380

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	390.00	390.00	3,510							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 11/30/2022 BY WWX Total Acres: 10.00 Total Land Value: 48,510 Market: 175,500 Agricultural: 3,510 Common: 45,000 PRINTED 07/30/2025 BY SYS