

FRANKLIN CALLIE KAY
4700 LONESOME OAK DR
HILLIARD, FL 32046

09-3N-24-0000-0004-0100

[illegible]



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	25	MOD METAL 100	6500	01	600	58.1900	21.53	12,918	2014	2014	0	0	0	11.00	89.00	STANDARD																									
Roof Structur	03	GABLE/HIP 100	2 GARAGE RES - 0% - 2025														Heated Area: 600												HX Base Yr												
Roof Cover	12	MODULAR MT 100	20 30 BAS 2019 30 20																																						
Interior Wall		N/A 100																																							
Interior Floop	03	CONC FINSH 100																																							
Air Condition	99	N/A 100																																							
Heating Type		N/A 100																																							
Bedrooms		0 100																																							
Bathrooms		0 100																																							
Frame	05	STEEL 100																																							
Stories	0	0 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality			06	Quality Level 06																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM																06																									
NEIGHBORHOOD/LOC			6001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	600	100	2019	600	11,497																																				
TOTALS			600			600	11,497																																		
EXTRA FEATURES						15977 CR 108, HILLIARD																																			
L N	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																									
																		BLD DATE												LGL DATE											
																		XF DATE												LAND DATE											
																		INC DATE												AG DATE											
																														05/22/2025 MLU											
LAND DESCRIPTION						TOTAL OB/XF												0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
REVIEW DATE 03/05/2019 BY TW Total Acres: 1.90 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS																																									