

PT SW1/4 OF NE1/4 OF
SEC 2-2N-23E & PT LOTS 25,26,
27,28 & 36 IN OR 1627/966 &

MCDANIEL LONNIE J & KIMBERLY L/
4489 CR 108
HILLIARD, FL 32046

2026

02-2N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	08	WD ON PLY 40
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,296	100	1993	2,296	212,149
BAS	146	100	2004	146	13,490
FGR	555	55	1993	305	28,182
FOP	224	30	1993	67	6,191
FOP	120	30	2004	36	3,326
FOP	516	30	2012	155	14,322
FUS	840	100	1993	840	77,616
TOTALS	4,697			3,845	355,277

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0351	CARPORT MT	0	100	45	30	1,350.00	SF	10.00
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	17.27

REVIEW DATE 01/01/2023 BY CD

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,845	97.0425	134.89	518,652	1975	1980	0	0	0	31.50
1 SNGL FAM 100% - 2018 Heated Area: 3282 HX Base Yr 2018											
4489 CR 108, HILLIARD											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/12/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
70,960									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	17.27

Total Acres: 17.27 Total Land Value: 224,510 Market: 0 Agricultural: 0 Common: 224,510

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 6 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE HX HB									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4807	CO ISSUED	0	07/01/2006
MH4807	MH MOVE-ON	0	07/01/2006
P11362	OTHER	0	07/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1627/0966	6/16/2009	QC	U	I	11	1,700	
GRANTOR: PLUM CREEK TIMBERLAND							
GRANTEE: MCDANIEL LONNIE J							
1627/0969	5/22/2009	WD	U	I	12	170,000	
GRANTOR: GMAC MORTGAGE LLC							
GRANTEE: MCDANIEL LONNIE J &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W19 FOP=[YR=2012] N14 W50 S9 FGR=[YR=1993] W23 S27 E12 N6 E11 N21\$ S3 E17 BAS=[YR=2004] E2 S2 E13 N10 W15 S8\$ N8 E15 S10 E18\$ W31 N2 W19 S18 W11 S6 E4 S12 E15 N7E11 S4 FOP=[YR=1993] S8 E28 N8 W28 \$ E28 N7 E9 S11 E13 N35 \$ PTR=E20FUS=[YR=1993] E28 S30 FOP=[YR=2004] S8W15 N8 E15 \$ W28 N30 \$W20\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 07/09/2026 BY SYS

**MCDANIEL LONNIE J & KIMBERLY L/
4489 CR 108
HILLIARD, FL 32046**

02-2N-23-0000-0002-0000

[illegible]