LOT 3
IN OR 1233/1250 & OR 1238/827
ESMTS OR 1350/252 & 253

SEVER DANNY W & LAURA M/
4236 COUNTY ROAD 108
HILLIARD, FL 32046-5340

2026

02-2N-23-015B-0003-0000

BUILDING CHARACTERISTICS

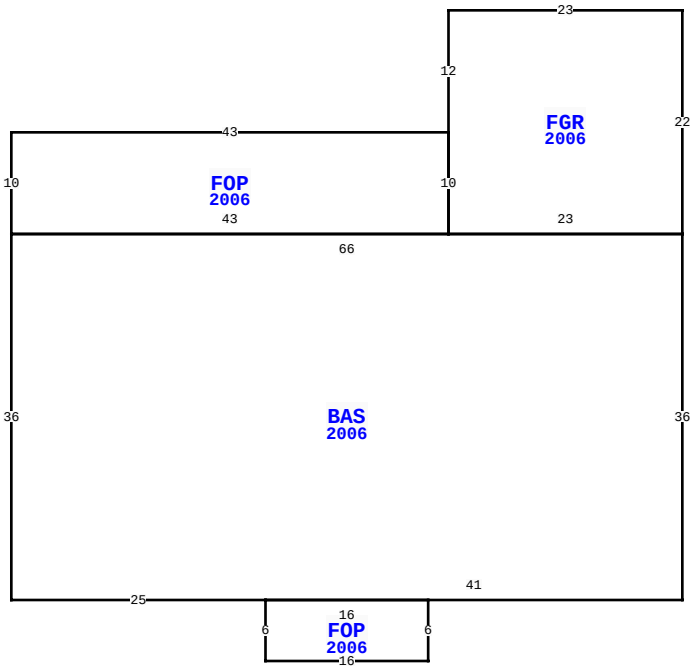
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	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	2,376	100	2006	2,376	288,723
FGR	506	55	2006	278	33,781
FOP	96	30	2006	29	3,524
FOP	430	30	2006	129	15,676
TOTALS	3,408			2,812	341,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,812	101.9520	141.71	398,489	2006	2006	0	0	0	14.25	85.75

1 SNGL FAM 100% - 2007 Heated Area: 2376 HX Base Yr 2007



4236 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/25/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		406,500
TOTAL MARKET OB/XF VALUE		3,894
TOTAL LAND VALUE - MARKET		259,930
TOTAL MARKET VALUE		434,788
SOH/AGL Deduction		161,228
ASSESSED VALUE		273,560
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		222,149
TOTAL JUST VALUE		670,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C15872	CO ISSUED	170,004	08/01/2005
B15872	NEW CONSTR	170,004	08/01/2005
E15598	ELEC OTHER	2,600	08/01/2005
M10195	TANKS/BLRS	0	08/01/2005
P09906	OTHER	0	08/01/2005
R08106	REPAIR/RRF	2,800	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/0828	6/16/2004	QC	Q	V	06	100
GRANTOR: PLUM CREEK TIMBERLAND						
GRANTEE: SEVER DANNY W & LAU						
1233/1250	5/26/2004	PR	U	V		75,000
GRANTOR: SPIKER PENELOPE B P/R						
GRANTEE: SEVER DANNY & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] W23 S12 FOP=[YR=2006] W43 S10 BAS=[YR=2006] S36 E25 FOP=[YR=2006] S6 E16 N6 W16$ E41 N36 W66$ E43 N10$ S10 E23 N22$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
3	0681	POLE SHED	0	100	9	8	72.00	SF	15.00	15.00	100	2005	2005	3	32	346	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2005	2005	3	21	270	
6	1242	WD DECK A	0	100	12	6	72.00	SF	5.00	5.00	100	2014	2014	3	55	198	

LAND DESCRIPTION

TOTAL OB/XF 3,894

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	13.79	AC		1.00	1.00	1.00	530.00	530.00	7,309							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	170.00	170.00	85							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.29	AC		1.00	1.00	1.00	17,000.00	17,000.00	242,930							

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.29 Total Land Value: 24,394 Market: 242,930 Agricultural: 7,394 Common: 17,000 PRINTED 07/09/2026 BY SYS

LOT 3
IN OR 1233/1250 & OR 1238/827
ESMTS OR 1350/252 & 253

SEVER DANNY W & LAURA M/
4236 COUNTY ROAD 108
HILLIARD, FL 32046-5340

2026

02-2N-23-015B-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

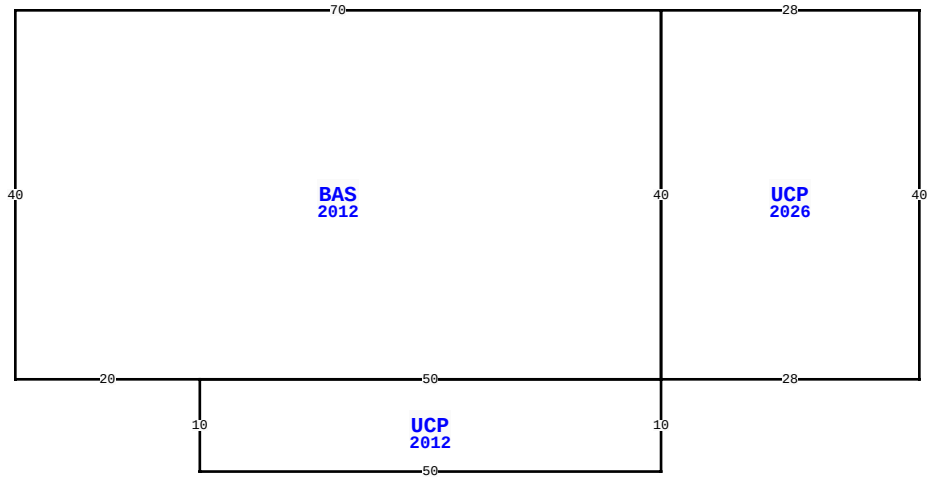
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	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	2,800	100	2012	2,800	40,389
UCP	500	20	2012	100	1,442
UCP	1,120	20	2026	224	3,232
TOTALS	4,420			3,124	45,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,124	48.6680	18.98	59,294	2008	2008	0	0	0	24.00	76.00

2 GARAGE RES 100% - 2007 Heated Area: 2800 HX Base Yr 2007



4236 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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TOTAL MARKET VALUE		434,788
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ASSESSED VALUE		273,560
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		222,149
TOTAL JUST VALUE		670,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/0828	6/16/2004	QC	Q	V	06	100
GRANTOR: PLUM CREEK TIMBERLAND						
GRANTEE: SEVER DANNY W & LAU						
1233/1250	5/26/2004	PR	U	V		75,000
GRANTOR: SPIKER PENELOPE B P/R						
GRANTEE: SEVER DANNY & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W70 S40 E20 E50 N40 $
UCP=[YR=2012;ORIG=-50,40] S10 E50 N10 W50 $
UCP=[YR=2026;ORIG=0,0] E28 S40 W28 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.29 Total Land Value: 24,394 Market: 242,930 Agricultural: 7,394 Common: 17,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

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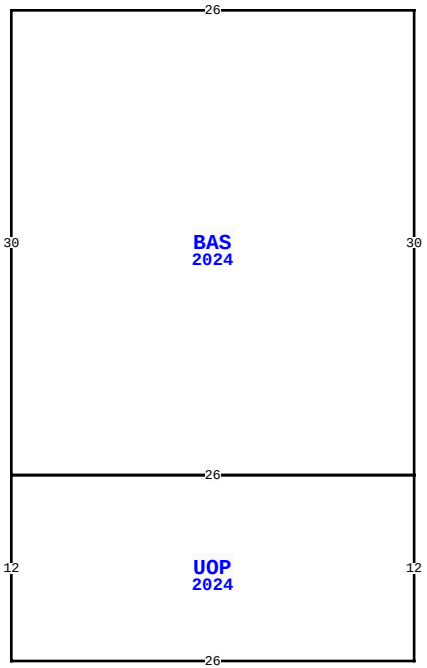
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	780	100	2024	780	18,281
UOP	312	20	2024	62	1,454
TOTALS	1,092			842	19,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	842	63.2500	24.67	20,772	2020	2020	0	0	0	5.00	95.00

3 GARAGE RES 100% - 2025 Heated Area: 780 HX Base Yr 2007



4236 CR 108, HILLIARD

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: PLUM CREEK TIMBERLAND						
GRANTEE: SEVER DANNY W & LAU						
1233/1250	5/26/2004	PR	U	V		75,000
GRANTOR: SPIKER PENELOPE B P/R						
GRANTEE: SEVER DANNY & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S30 W26 N30 $
UOP=[YR=2024;ORIG=50,40] E26 S12 W26 N12 $
.

EXTRA FEATURES

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.29 Total Land Value: 24,394 Market: 242,930 Agricultural: 7,394 Common: 17,000 PRINTED 07/09/2026 BY SYS