PT OF LOTS 35 & 36
IN OR 1191/1109
CORNWALL SURVEY

PRUITTE MICHAEL A & RAYE/
4653 COUNTY ROAD 108
HILLIARD, FL 32046

**2026**

**02-2N-23-2020-0035-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

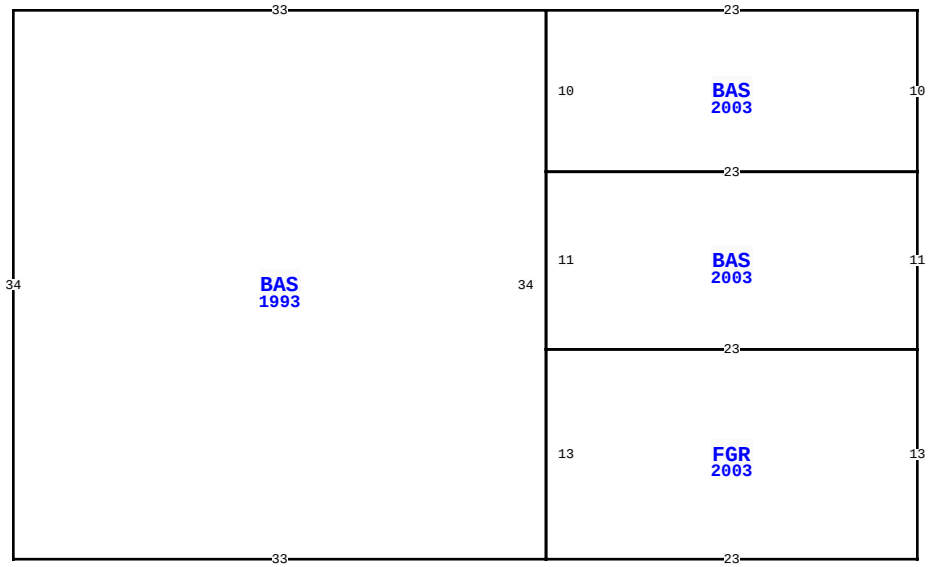
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,122 | 100 | 1993 | 1,122 | 100,139 |
| BAS | 230 | 100 | 2003 | 230 | 20,528 |
| BAS | 253 | 100 | 2003 | 253 | 22,580 |
| FGR | 299 | 55 | 2003 | 164 | 14,637 |
| TOTALS | 1,904 | | | 1,769 | 157,883 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,769 | 100.0000 | 105.00 | 185,745 | 1992 | 1994 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 100% - 2004 Heated Area: 1605 HX Base Yr 2004




## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 157,883 |
| TOTAL MARKET OB/XF VALUE | | 1,911 |
| TOTAL LAND VALUE - MARKET | | 68,000 |
| TOTAL MARKET VALUE | | 227,794 |
| SOH/AGL Deduction | | 113,551 |
| ASSESSED VALUE | | 114,243 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 62,832 |
| TOTAL JUST VALUE | | 227,794 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 225,199 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1191/1109 | 12/01/2003 | WD | U | I | 07 | 100 |
| GRANTOR: JOHNS TERRY C & REBEC | | | | | | |
| GRANTEE: PRUITTE MICHAEL A & | | | | | | |
| 1127/0039 | 4/03/2003 | WD | Q | I | | 115,000 |
| GRANTOR: JOHNS TERRY C & REBEC | | | | | | |
| GRANTEE: PRUITTE MICHAEL & R | | | | | | |

4653 CR 108, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## BUILDING NOTES

## 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 | 0510 | GARAGE WD- | 0 | 100 | 20 | 14 | 280.00 | SF | 26.25 | 26.25 | 100 | 2000 | 2000 | 3 | 26 | 1,911 | |

## BUILDING DIMENSIONS

BAS=[YR=2003] W23 BAS=[YR=1993] W33 S34 E33 FGR=[YR=2003] E23 N13 BAS=[YR=2003] N11 W23 S11 E23$ W23 S13$ N34$ S10 E23 N10$ .

## LAND DESCRIPTION

TOTAL OB/XF 1,911

| 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 | 000100 | C | RES | 100 | 0004 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 68,000 | | | | | | | |

REVIEW DATE 05/28/2024 BY WWA Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS