PT OF LOTS 34 35 36 61 62 & 63
IN OR 2452/691
CORNWALL SURVEY

RODEFFER KYLE D & REBEKAH/
4723 CR 108
HILLIARD, FL 32046

2026

02-2N-23-2020-0035-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	02	Quality Level 02

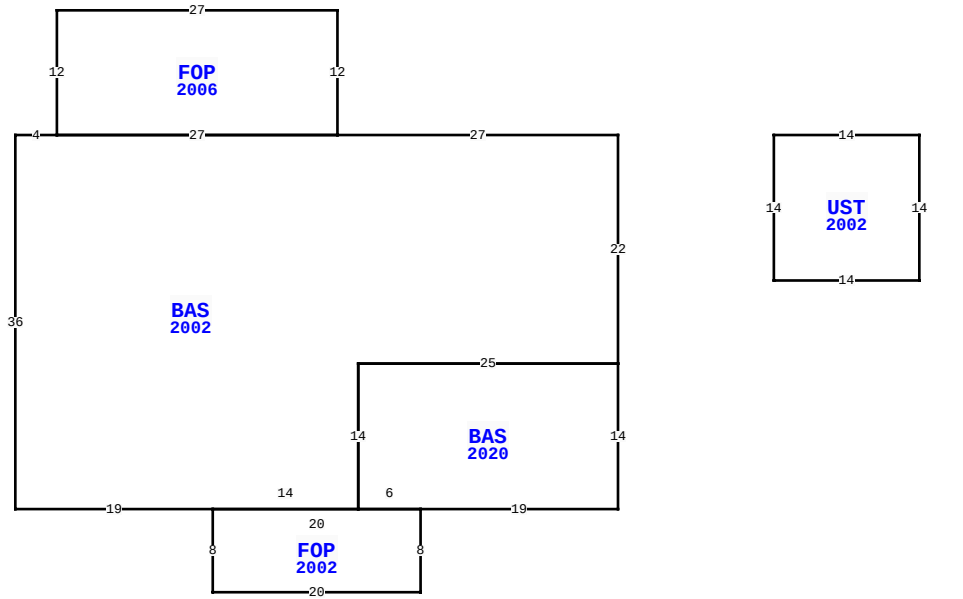
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	2002	1,738	226,558
BAS	350	100	2020	350	45,625
FOP	160	30	2002	48	6,257
FOP	324	30	2006	97	12,644
UST	196	45	2002	88	11,471
TOTALS	2,768			2,321	302,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,321	105.6685	146.88	340,908	2002	2002	0	0	0	11.25	88.75

1 SNGL FAM 100% - 2024 Heated Area: 2088 HX Base Yr 2024



4723 CR 108, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		302,556
TOTAL MARKET OB/XF VALUE		792
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		388,348
SOH/AGL Deduction		53,245
ASSESSED VALUE		335,103
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,692
TOTAL JUST VALUE		388,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V250000868	REPLACING SIDING	25,000	01/27/2025
R11024	REPAIR/RRF	640	02/01/2008
B21062	XFOB	9,000	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/0693	3/24/2021	QC	U	I	11	100
GRANTOR: WEYERHAEUSER COMPANY						
GRANTEE: RODEFFER KYLE D & R						
2452/0691	3/24/2021	WD	Q	I	01	288,000
GRANTOR: BALDERSON JEREMY W &						
GRANTEE: RODEFFER KYLE D & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W27 W27 W4 S36 E19 E14 N14 E25 N22 $
BAS=[YR=2020;ORIG=-19,36] E19 N14 W25 S14 E6 $
FOP=[YR=2006;ORIG=-27,0] N12 W27 S12 E27 $
UST=[YR=2002;ORIG=15,0] E14 S14 W14 N14 $
FOP=[YR=2002;ORIG=-39,36] S8 E20 N8 W20 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0681	POLE SHED	0	100	20	6	120.00	SF	15.00	15.00	100	2008	2008	3	44	792	

LAND DESCRIPTION

TOTAL OB/XF 792

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	2.50	AC		1.00	1.00	1.00	34,000.00	34,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS