

LOTS 55 & 56
IN OR 2741/1241 BEING PAR A
(EX ESMT IN OR 1561/974)

BRADLEY LIVING TRUST/BRADLEY JOHN A TRUSTEE
4875 CR 108
HILLIARD, FL 32046

2026

02-2N-23-2020-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

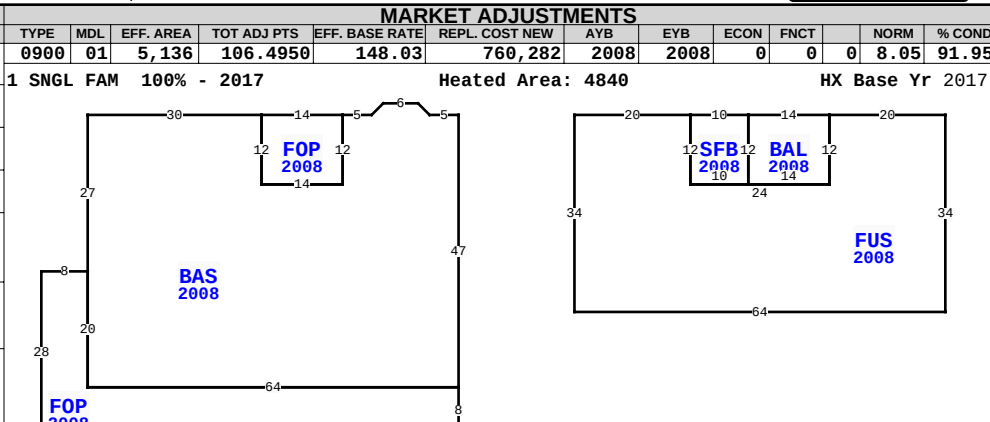
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	2008	25	3,403
BAS	2,856	100	2008	2,856	388,741
FOP	168	30	2008	50	6,806
FOP	736	30	2008	221	30,081
FUS	1,888	100	2008	1,888	256,983
SFB	120	80	2008	96	13,067

TOTALS	5,936			5,136	699,079
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2 0911	SCRN RM A		0 100	64	34	2,176.00	SF	18.00	18.00
3 0860	POOL/SPA		0 100	0	0	1.00	UT	50,000.00	50,000.00
6 0510	GARAGE WD-		0 100	24	24	576.00	SF	35.00	35.00
7 0351	CARPORT MT		0 100	24	16	384.00	SF	10.00	10.00
8 0351	CARPORT MT		0 100	24	16	384.00	SF	10.00	10.00
9 1242	WD DECK A		0 100	16	16	256.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1 005000		C	AGRICULTURAL	100	0007	OR	0.00	0.00	9.00
2 009530		C	POND	100		OR	0.00	0.00	1.00
3 005501		A	TIMBER 2 P S	0		OR	0.00	0.00	9.82
4 009910		M	MARKET VALUE	0		OR	0.00	0.00	9.82

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----



4875 CR 108, HILLIARD	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/12/2026
	INC DATE		AG DATE	10/25/2024
				MLU KBA

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2 0911	SCRN RM A		0 100	64	34	2,176.00	SF	18.00	18.00
3 0860	POOL/SPA		0 100	0	0	1.00	UT	50,000.00	50,000.00
6 0510	GARAGE WD-		0 100	24	24	576.00	SF	35.00	35.00
7 0351	CARPORT MT		0 100	24	16	384.00	SF	10.00	10.00
8 0351	CARPORT MT		0 100	24	16	384.00	SF	10.00	10.00
9 1242	WD DECK A		0 100	16	16	256.00	SF	10.00	10.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1 005000		C	AGRICULTURAL	100	0007	OR	0.00	0.00	9.00
2 009530		C	POND	100		OR	0.00	0.00	1.00
3 005501		A	TIMBER 2 P S	0		OR	0.00	0.00	9.82
4 009910		M	MARKET VALUE	0		OR	0.00	0.00	9.82

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	699,079								
TOTAL MARKET OB/XF VALUE	72,416								
TOTAL LAND VALUE - MARKET	360,080								
TOTAL MARKET VALUE	950,052								
SOH/AGL Deduction	308,493								
ASSESSED VALUE	641,559								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	590,148								
TOTAL JUST VALUE	1,131,575								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	1,097,446								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21324	ELEC OTHER	0	10/01/2008
R11425	REPAIR/RRF	6,700	07/01/2008
B21557	SCRN ENCL FOR P00	12,300	06/01/2008
B21017	NEW CONSTR	0	01/01/2008
C21017	CO ISSUED	0	01/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2741/1241	9/30/2024	WD	U	I	11		100
GRANTOR: BRADLEY JOHN A & JENN							
GRANTEE: BRADLEY LIVING TRUS							
2069/0065	7/25/2016	WD	Q	I	05		644,000
GRANTOR: ANDERSON MARK HENRY &							
GRANTEE: BRADLEY JOHN A & JE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2008] W5 U2 L2 W6 D2 L2 W5 FOP=[YR=2008] W14 S12 E14 N12\$ S12 W14 N12 W30 S27 FOP=[YR=2008] W8 S28 E72 N8 W64 N20\$ S20 E64 N47\$ PTR=E20 FUS=[YR=2008] E20 SFB=[YR=2008] E10 BAL=[YR=2008] E14 S12 W14 N12\$ S12 W10 N12\$ S12 E24 N12 E20 S34 W64 N34\$ W20\$.									