

PT OF LOTS 61 62 63 & 64
IN OR 1868/521
EX S-4 OF LOTS 61-63

JOHNSON MARK D TRUSTEE/MARK D & TONYA N JOHNSON FA
4837 CR 108
HILLIARD, FL 32046

2026

02-2N-23-2020-0061-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																		
Exterior Wall	20	FACE BRICK 100	0900	01	2,473	94.6944	131.63	325,521	1995	1995	0	0	0	22.50	77.50	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 0														Heated Area: 2168																
Roof Cover	03	COMP SHNGL 100															HX Base Yr 1994																
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 80																															
Interior Floo	11	CLAY TILE 20																															
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			01	Quality Level 01																													
DOR CODE			5000IMPROVED 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	2,168	100	1995	2,168	221,165																												
FGR	336	55	1995	185	18,873																												
FOP	190	30	1995	57	5,815																												
FOP	210	30	1995	63	6,427																												
TOTALS			2,904		2,473	252,279																											
EXTRA FEATURES						4837 CR 108, HILLIARD																											
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																
1	0200	BARN WD 0-	0	100	45	20	900.00	SF	20.00	20.00	100	1992	1992	3	20	3,600																	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	74	1,480																	
4	0681	POLE SHED	0	100	29	55	1,595.00	SF	11.25	11.25	100	1997	1997	3	23	4,127																	
5	0681	POLE SHED	0	100	12	55	660.00	SF	11.25	11.25	100	1997	1997	3	23	1,708																	
6	0681	POLE SHED	0	100	60	68	4,080.00	SF	15.00	15.00	100	2014	2014	3	68	41,616																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	34,000																
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.87	AC		1.00	1.00	1.00	395.00	395.00	4,294																
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	530.00	530.00	530																
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.87	AC		1.00	1.00	1.00	17,000.00	17,000.00	201,790																
REVIEW DATE 06/11/2026 BY WW Total Acres: 13.87 Total Land Value: 38,824 Market: 201,790 Agricultural: 4,824 Common: 34,000 PRINTED 07/09/2026 BY SYS																																	