

PT OF LOTS 61 62 & 63
IN OR 897/1344
CORNWALL SURVEY

EVANS EUGENE H & RHONDA R/
4825 COUNTY ROAD 108
HILLIARD, FL 32046-5391

2026

02-2N-23-2020-0061-0040



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 90	0900	01	2,081	95.8734	133.26	277,314	2000	2005	0	0	0	14.48	85.52	VALUATION BY STANDARD																			
Exterior Wall	05	AVERAGE 10	1 SNGL FAM 100% - 2001													Heated Area: 1824																			
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2001																			
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 100																																	
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			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	1,824	100	2000	1,824	207,870																														
FOP	399	30	2000	120	13,676																														
UOP	684	20	2020	137	15,613																														
TOTALS			2,907		2,081	237,159																													
EXTRA FEATURES						4825 CR 108, HILLIARD												BLD DATE XF DATE INC DATE						LGL DATE LAND DATE AG DATE						05/12/2026 MLU 11/04/2024 KBA					
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	50	36	1,800.00	SF	20.00	20.00	100	1999	1999	3	25	9,000																			
2	0680	POLE SHED	0	100	42	20	840.00	SF	7.50	7.50	100	2003	2003	3	29	1,827																			
3	0530	STBL WD	0	100	70	30	2,100.00	SF	15.00	15.00	100	2003	2003	3	29	9,135																			
4	0680	POLE SHED	0	100	40	36	1,440.00	SF	10.00	10.00	100	2025	2024		98	14,112																			
LAND DESCRIPTION																		TOTAL OB/XF 34,074																	
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	000100	C	RES	100		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000																		
REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS																																			