E1/2 OF NE1/4 OF SE1/4 N OF RD
IN OR 1579/159

FREDERICK KATHERINE DENISE
3856 COUNTY ROAD 108
HILLIARD, FL 32046

2026

03-2N-23-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

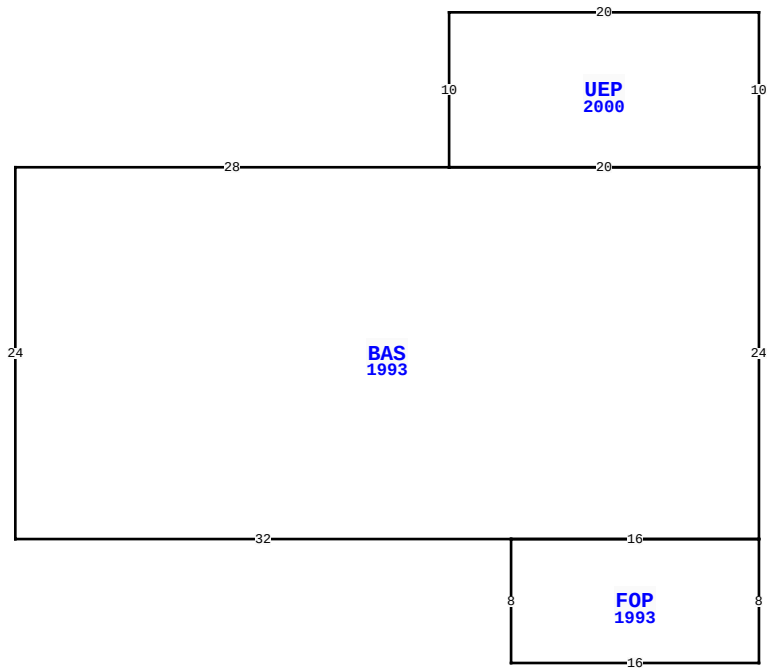
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAS	1,152	100	1993	1,152	114,500
FOP	128	30	1993	38	3,777
UEP	200	60	2000	120	11,927
TOTALS	1,480			1,310	130,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,310	115.4400	121.21	158,785	1972	1982	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 1997 Heated Area: 1152 HX Base Yr 1997



3856 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	05/27/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		130,204
TOTAL MARKET OB/XF VALUE		6,454
TOTAL LAND VALUE - MARKET		162,000
TOTAL MARKET VALUE		196,308
SOH/AGL Deduction		117,420
ASSESSED VALUE		78,888
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,477
TOTAL JUST VALUE		298,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,555

TEAR OFF REPLACE SHINGLES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009436	NEW ROOF	10,000	07/24/2023
22007193	REMODEL	0	07/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1579/0159	7/30/2008	QC	Q	I	01	100
GRANTOR: FREDERICK DONALD LAMA						
GRANTEE: FREDERICK KATHERINE						
0778/1601	12/09/1996	WD	Q	I		88,000
GRANTOR: BAKER CHARLES B						
GRANTEE: FREDERICK DONALD &						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2000] W20 S10 BAS=[YR=1993] W28 S24 E32 FOP=[YR=1993] S8 E16 N8 W16 $ E16 N24 W20 $ E20 N10 $.

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	10	21	210.00	SF	15.00	15.00	100	1980	1980	3	20	630	
2	0510	GARAGE WD-	0	100	26	32	832.00	SF	35.00	35.00	100	1980	1980	3	20	5,824	

LAND DESCRIPTION

TOTAL OB/XF 6,454

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	38,000							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	530.00	530.00	2,650							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.00 Total Land Value: 59,650 Market: 105,000 Agricultural: 2,650 Common: 57,000 PRINTED 07/09/2026 BY SYS