BLOCK 7 N 27.5 FT OF LOT 1 &
S45 FT OF LOT 4
PT OR 1633/1657

WADE RUSSELL G & DEBORAH L
15675 CR 108
HILLIARD, FL 32046

2023

08-3N-24-2380-0007-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,675
TOTAL MARKET VALUE	45,675
SOH/AGL Deduction	24,741
ASSESSED VALUE	20,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,934
TOTAL JUST VALUE	45,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1633/1657	7/22/2009	QC	U	V	30	100
GRANTOR: WADE GARLAND H & RITA						
GRANTEE: WADE RUSSELL G & DE						
0710/1975	8/10/1994	WD	U	V	01	100
GRANTOR: WADE GARLAND HARVEY						
GRANTEE: WADE GARLAND H ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		C-1	0.00	0.00	15,225.00	SF		1.00	1.00	1.00	3.00	3.00	45,675							

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 45,675 Market: 0 Agricultural: 0 Common: 45,675 PRINTED 08/02/2023 BY SYS