BLOCK 56 PT OF LOT 1
IN OR 2367/1087(EX S-6)
TOWN OF HILLIARD

LIBBY TARA L
15864 CR 108
HILLIARD, FL 32046

2023

08-3N-24-2380-0056-0013

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

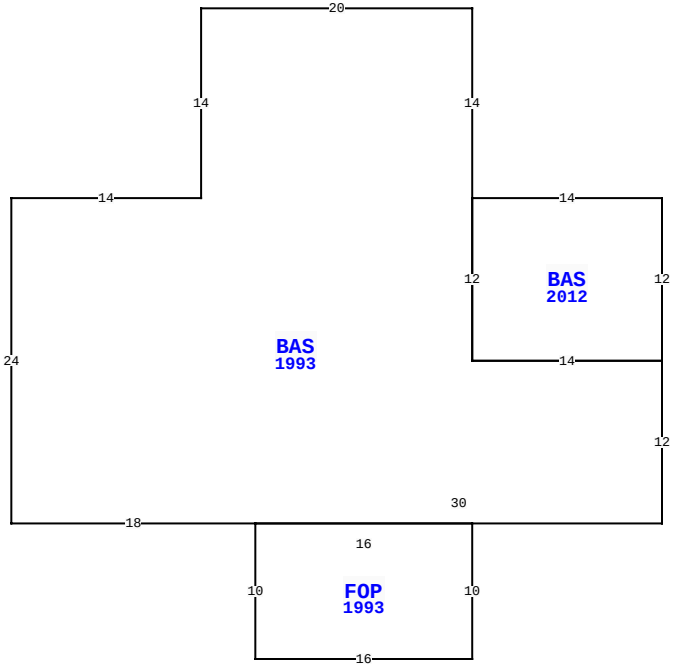
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	100,076
BAS	168	100	168	13,302
FOP	160	30	48	3,800
TOTALS	1,592		1,480	117,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,480	105.0600	94.82	140,334	1952	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1432 HX Base Yr 2020



15864 CR 108, 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		117,179
TOTAL MARKET OB/XF VALUE		6,370
TOTAL LAND VALUE - MARKET		27,900
TOTAL MARKET VALUE		151,449
SOH/AGL Deduction		48,032
ASSESSED VALUE		103,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,417
TOTAL JUST VALUE		151,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1087	6/05/2020	WD	U	I	11	100
GRANTOR: LIBBY BRYAN						
GRANTEE: LIBBY TARA L						
1304/0788	3/24/2005	WD	Q	I		85,000
GRANTOR: PICKETT TIMOTHY R & S						
GRANTEE: LIBBY BRYAN & TARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 BAS=[YR=1993] N14 W20 S14 W14 S24 E18
FOP=[YR=1993] S10 E16 N10 W16$ E30 N12 W14 N12$ S12 E14 N12$.

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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1964	1964	3	20	482	
2	0812	CONCRETE C	0	100	0	0	1,692.00	SF	4.00	4.00	100	2005	2005	3	87	5,888	

LAND DESCRIPTION

TOTAL OB/XF 6,370

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	000100	C	SFR	100	0004	R2	93.00	115.00	93.00	FF		1.00	1.00	1.00	300.00	300.00	27,900							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 27,900 Market: 0 Agricultural: 0 Common: 27,900 PRINTED 08/02/2023 BY SYS