BLOCK 83 LOT 3
TOWN OF HILLIARD

B Y FRANKLIN PROPERTIES INC
PO BOX 878
HILLIARD, FL 32046

2023

08-3N-24-2380-0083-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	03	DIST HI 100
Quality	01	Quality Level 01

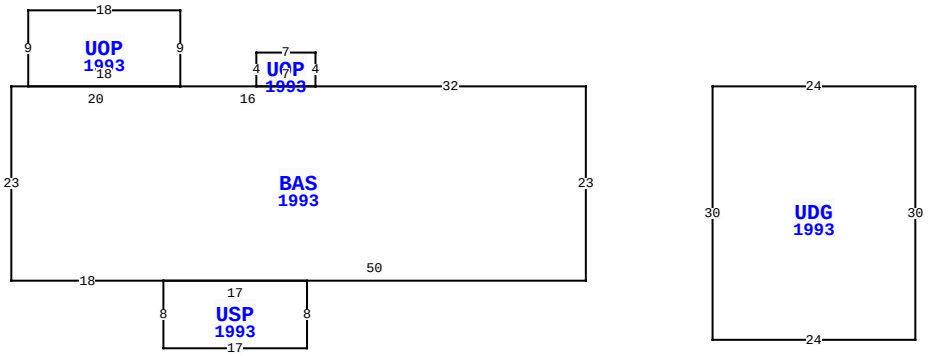
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	19,725
UDG	720	60	432	5,448
UOP	28	25	7	88
UOP	162	25	40	505
USP	136	50	68	858
TOTALS	2,610		2,111	26,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,111	64.6800	42.04	88,746	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1564 HX Base Yr 2021



15841 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,624
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		89,624
SOH/AGL Deduction		0
ASSESSED VALUE		89,624
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		34,624
TOTAL JUST VALUE		89,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120020	ELEC OTHER	0	03/05/2012
9810151	REPAIR/RRF	0	10/22/1998
06-002	ADDITION	700	06/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/182	5/05/2023	WD	Q	I	01	60,000
GRANTOR: ADAMS MARK E I						
GRANTEE: B Y FRANKLIN PROPER						
2391/1510	9/11/2020	WD	U	I	30	40,000
GRANTOR: GEE BILLY G						
GRANTEE: ADAMS MARK E I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UOP=[YR=1993] N4 W7 S4 E7$ W16
UOP=[YR=1993] N9 W18 S9 E18$ W20 S23 E18 USP=[YR=1993] S8 E17
N8 W17$ E50 N23$ PTR=E15 UDG=[YR=1993] E24 S30 W24 N30$
W15$.

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	000100	C	SFR	100	0004	R2	210.00	210.00	210.00	FF		1.00	1.00	1.00	300.00	300.00	63,000							

REVIEW DATE 10/11/2017 BY TWX Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS