BLOCK 83 LOT 4
IN OR 248 PG 03
TOWN OF HILLIARD

GUYNN CLARA
P O BOX 777
HILLIARD, FL 32046-0777

2023

08-3N-24-2380-0083-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	25	MOD METAL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

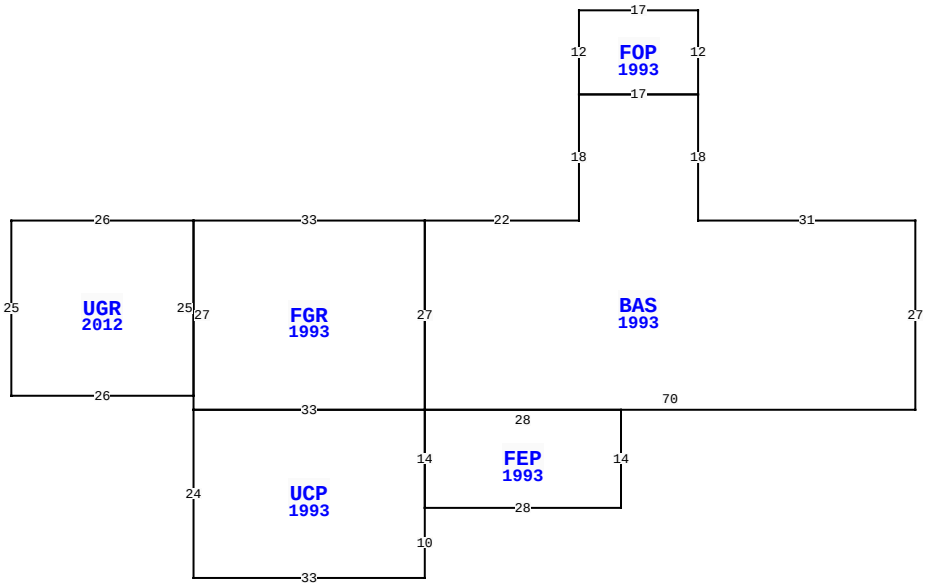
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2,196	157,295
FEP	392	80	314	22,491
FGR	891	55	490	35,098
FOP	204	30	61	4,369
UCP	792	20	158	11,317
UGR	650	45	292	20,916
TOTALS	5,125		3,511	251,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,511	94.9905	112.80	396,041	1954	1965	0	0	0	36.50	63.50

1 SNGL FAM – 100% - 0 Heated Area: 2196 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

15845 CR 108, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		251,486
TOTAL MARKET OB/XF VALUE		49,800
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		364,286
SOH/AGL Deduction		246,996
ASSESSED VALUE		117,290
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,290
TOTAL JUST VALUE		364,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	MH MOVE-ON	0	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0248/0003	9/01/1977	WD	U	I		25,500
GRANTOR:						
GRANTEE:						
0102/0148	1/01/1970	TA	U	I		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 N18 FOP=[YR=1993] N12 W17 S12 E17 $ W17 S18 W22 FGR=[YR=1993] W33 UGR=[YR=2012] W26 S25 E26 N25$ S27 UCP=[YR=1993] S24 E33 N10 FEP=[YR=1993] E28 N14 W28 S14 $ N14 W33 $ E33 N27$ S27 E70 N27 $.

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	0850	PEBBLE WLK	0	100	0	0	128.00	SF	3.50	3.50	100	1980	1980	3	35	157	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0811	CONCRETE B	0	100	0	0	889.00	SF	5.20	5.20	100	1980	1980	3	35	1,618	
4	0803	ASPHALT C	0	100	0	0	1,690.00	SF	2.00	2.00	100	1980	1980	3	50	1,690	
5	0811	CONCRETE B	0	100	0	0	893.00	SF	5.20	5.20	100	1995	1995	3	72	3,343	
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2003	2003	3	22	950	
8	0812	CONCRETE C	0	100	0	0	1,375.00	SF	4.00	4.00	100	2004	2004	3	86	4,730	
9	0811	CONCRETE B	0	100	0	0	1,342.00	SF	5.20	5.20	100	2005	2005	3	87	6,071	
10	0802	ASPHALT B	0	100	0	0	690.00	SF	2.40	2.40	100	2005	2005	3	58	960	
11	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2005	2005	3	44	2,534	

TOTAL OB/XF 23,768

LAND DESCRIPTION

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 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS

BLOCK 83 LOT 4
IN OR 248 PG 03
TOWN OF HILLIARD

GUYNN CLARA
P O BOX 777
HILLIARD, FL 32046-0777

2023

08-3N-24-2380-0083-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		251,486
TOTAL MARKET OB/XF VALUE		49,800
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		364,286
SOH/AGL Deduction		246,996
ASSESSED VALUE		117,290
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,290
TOTAL JUST VALUE		364,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0248/0003	9/01/1977	WD	U	I		25,500
GRANTOR:						
GRANTEE:						
0102/0148	1/01/1970	TA	U	I		8,000
GRANTOR:						
GRANTEE:						

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
12	1127	BRICK 8"	0	100	0	0	138.00	SF	11.00	11.00	100	2005	2005	3	96	1,457	
13	0474	VF 4 RAIL	0	100	0	0	352.00	LF	9.25	9.25	100	2005	2005	3	69	2,247	
14	0476	VF 6 SBPL	0	100	0	0	55.00	LF	32.00	32.00	100	2005	2005	3	69	1,214	
15	0479	VF PICKET	0	100	0	0	40.00	LF	5.00	5.00	100	2005	2005	3	69	138	
17	0511	GARAGE CB-	0	100	36	20	720.00	SF	30.00	30.00	100	2005	2005	3	87	18,792	
18	0681	POLE SHED	0	100	40	7	280.00	SF	15.00	15.00	100	2007	2007	3	52	2,184	

LAND DESCRIPTION

TOTAL OB/XF 26,032

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

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS