



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

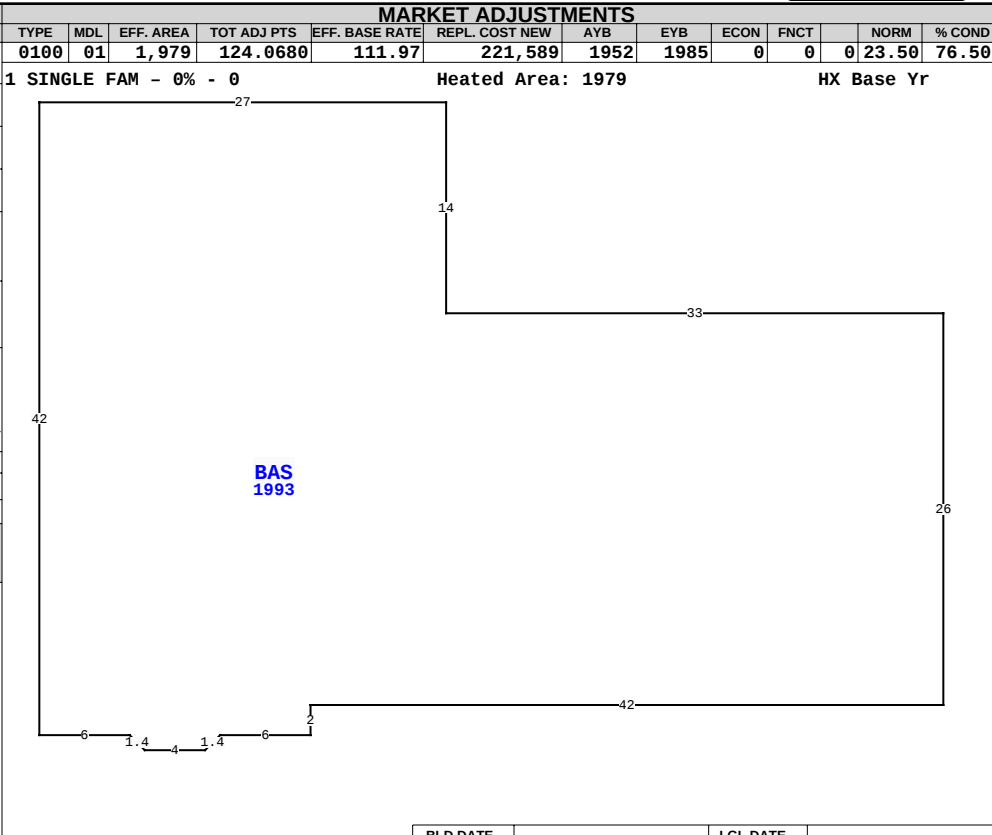
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,979	100	1,979	169,516
TOTALS	1,979		1,979	169,516

EXTRA FEATURES		
L	OB/XF	CODE

L	OB/XF	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
2	0812	CONCRETE C	0	0	0	0	1,761.00	SF	4.00	4.00	100	2000	2000	3	80	5,635	
3	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2009	2009	3	91	1,916	
4	0811	CONCRETE B	0	0	0	0	620.00	SF	5.20	5.20	100	2012	2012	3	94	3,031	

LAND DESCRIPTION		
L	USE CODE	CLS
1	000100	C

REVIEW DATE	01/07/2021	BY	TXW
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TOTAL OB/XF		
TOTALS	1,979	1,979
15808 CR 108, HILLIARD		

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NASSAU COUNTY PROPERTY		
PAGE 1 of 1	3	
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	169,516	
TOTAL MARKET OB/XF VALUE	10,582	
TOTAL LAND VALUE - MARKET	30,000	
TOTAL MARKET VALUE	210,098	
SOH/AGL Deduction	15,109	
ASSESSED VALUE	194,989	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	194,989	
TOTAL JUST VALUE	210,098	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	177,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200213	NEW ROOF	0	09/17/2020
20100067	SWIM POOL	400	06/09/2010

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2616/0634	1/27/2023	FJ U I 11
GRANTOR: SPEAL BARBARA ESTATE		
GRANTEE: SPEAL BARBARA W TES		
2615/1338	1/23/2023	FJ U I 11
GRANTOR: SPEAL BARBARA EST		
GRANTEE: SPEAL BARBARA W TES		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993]	W33 N14 W27 S42 E6	D1 R1 E4 U1 R1 E6 N2 E42 N26\$.

TOTAL OB/XF		
TOTALS	1,979	1,979
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