LOT 20 & PT LOT 19 IN
IN OR 2341/182
DELLA WARE HEIGHTS SUB

FRANKLIN EMILY A &/MORGAN GARRETT G
PO BOX 878
HILLIARD, FL 32046-0878

2023

08-3N-24-2420-000E-0191

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

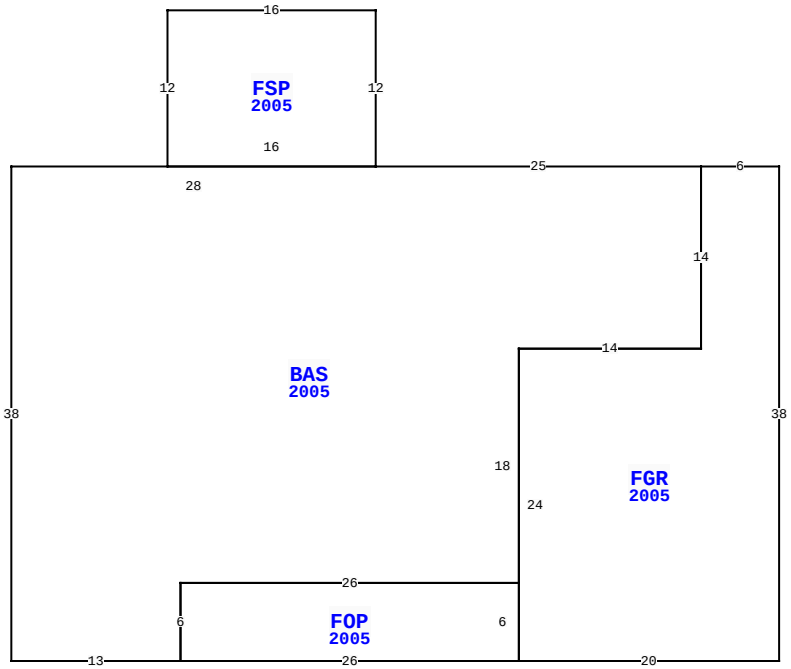
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1,522	145,583
FGR	564	55	310	29,653
FOP	156	30	47	4,496
FSP	192	40	77	7,366
TOTALS	2,434		1,956	187,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,956	115.2000	103.97	203,365	2005	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1522 HX Base Yr



15846 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	187,096
TOTAL MARKET OB/XF VALUE	3,348
TOTAL LAND VALUE - MARKET	38,775
TOTAL MARKET VALUE	229,219
SOH/AGL Deduction	22,720
ASSESSED VALUE	206,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,499
TOTAL JUST VALUE	229,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120113	POOL	0	10/05/2012
0503114	NEW CONSTR	0	03/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2341/0182	12/13/2019	WD	U	I	11	100
GRANTOR: FRANKLIN EMILY A						
GRANTEE: FRANKLIN EMILY A &						
1688/0808	7/07/2010	WD	U	I	11	123,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: FRANKLIN EMILY A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W6 BAS=[YR=2005] W25 FSP=[YR=2005] N12 W16 S12 E16$ W28 S38 E13 FOP=[YR=2005] E26 N6 W26 S6$ N6 E26 N18 E14 N14$ S14 W14 S24 E20 N38$.

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	0811	CONCRETE B	0	0	0	0	740.00	SF	5.20	5.20	100	2005	2005	3	87	3,348	

LAND DESCRIPTION

TOTAL OB/XF 3,348

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	0	0004	R2	129.00	115.00	129.25	FF		1.00	1.00	1.00	300.00	300.00	38,775							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 38,775 Market: 0 Agricultural: 0 Common: 38,775 PRINTED 08/02/2023 BY SYS