PT OF BLK F IN OR 2459/1139
HILLIARD TERRACE SUB PBK O/15

WORTHING JOSHUA & SAVANNAH
15835 CR 108
HILLIARD, FL 32046

2023

08-3N-24-2440-000F-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

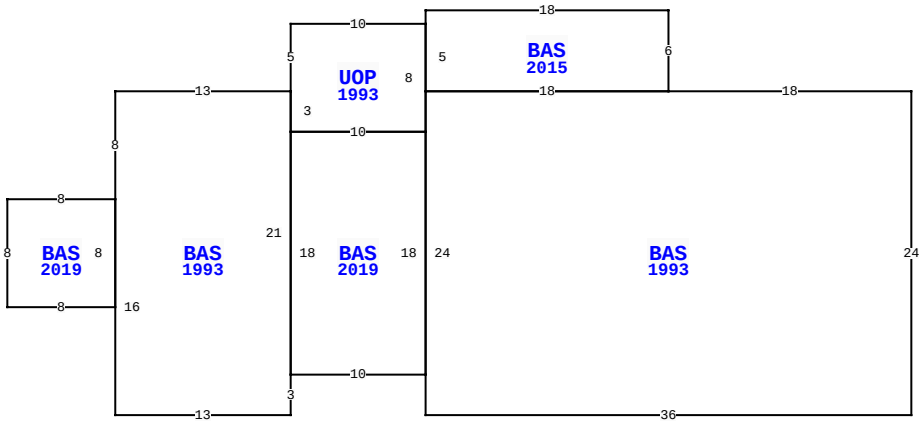
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	312	100	312	26,169
BAS	864	100	864	72,467
BAS	108	100	108	9,058
BAS	64	100	64	5,368
BAS	180	100	180	15,097
UOP	80	20	16	1,342
TOTALS	1,608		1,544	129,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,544	115.7751	104.49	161,333	1958	1982	0	0	0	19.73	80.27

1 SINGLE FAM – 100% - 2022 Heated Area: 1528 HX Base Yr 2022



15835 CR 108, HILLIARD

BLD DATE	12/27/2007 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,531
TOTAL MARKET OB/XF VALUE		2,126
TOTAL LAND VALUE - MARKET		42,900
TOTAL MARKET VALUE		242,557
SOH/AGL Deduction		22,943
ASSESSED VALUE		219,614
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		169,614
TOTAL JUST VALUE		242,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0706080	REPAIR/RRF	1,700	06/27/2007
0605087	REPAIR/RRF	2,000	05/19/2006
9803031	ADDITION	2,500	03/06/1998
47	REMODEL	600	04/21/1992
	XFOB	1,000	04/10/1989
	ADDITION	200	01/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1139	4/30/2021	WD	Q	I	02	239,500
GRANTOR: CLARK NICKEY D & LISA						
GRANTEE: WORTHING JOSHUA & S						
2002/1136	9/09/2015	WD	U	I	37	115,000
GRANTOR: HERLONG KEITH E						
GRANTEE: CLARK NICKEY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=2015] N6 W18 S1 UOP=[YR=1993] W10 S5 BAS=[YR=1993] W13 S8 BAS=[YR=2019] W8 S8 E8 N8$ S16 E13 N3 BAS=[YR=2019] E10 N18 W10 S18$ N21$ S3 E10 N8$ S5 E18$ W18 S24 E36 N24$.

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
4	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50	6.50	100	1995	1995	3	72	1,179	
5	1243	WD DECK F	0	100	16	10	160.00	SF	8.00	8.00	100	2015	2015	3	74	947	

LAND DESCRIPTION

TOTAL OB/XF 2,126

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	0006	R2	143.00	125.00	143.00	FF		1.00	1.00	1.00	300.00	300.00	42,900							

REVIEW DATE 06/05/2020 BY TWA Total Acres: 0.00 Total Land Value: 42,900 Market: 0 Agricultural: 0 Common: 42,900 PRINTED 08/02/2023 BY SYS

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Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

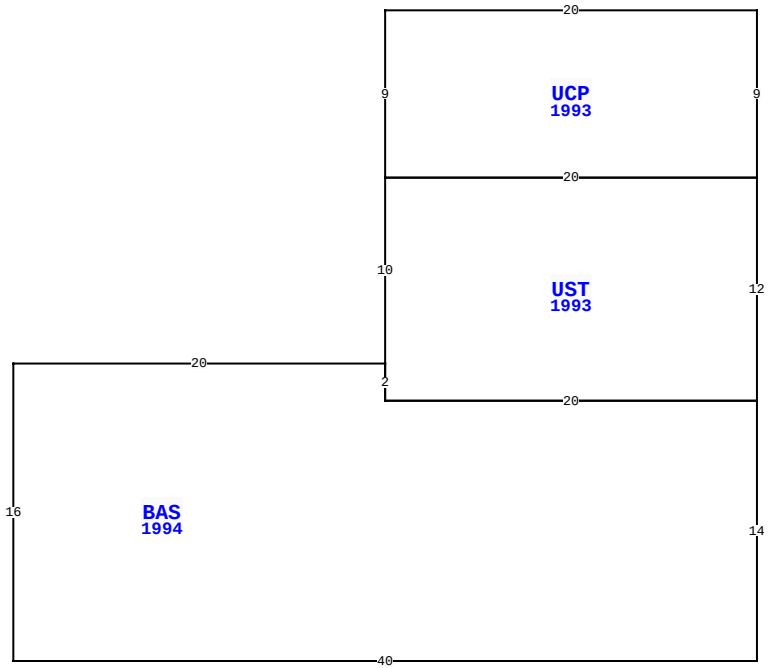
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	54,862
UCP	180	20	36	3,292
UST	240	45	108	9,876
TOTALS	1,020		744	68,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	744	119.9000	108.21	80,508	1989	1989	0	0	0	15.50	84.50

2 SINGLE FAM – 0% - 2022 Heated Area: 600 HX Base Yr 2022



15835 CR 108, HILLIARD

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GRANTOR: HERLONG KEITH E						
GRANTEE: CLARK NICKEY D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W20 S9 UST=[YR=1993] S10 BAS=[YR=1994] W20 S16 E40 N14 W20 N2 $ S2 E20 N12 W20$ E20 N9$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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