

DUCE JOSEPH A & SHELIA
PO BOX 681
HILLIARD, FL 32046

09-3N-24-0000-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	25	MOD METAL 60		
Exterior Wall	15	CONC BLOCK 40		
Roof Structure	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing	6	100		
Frame	03	MASONRY 100		
Story Height RMS		16 100 2 100		
Stories	1.	1. 100		
Class Units	00	. 100 0 100		
BUD8 Adjustme	03	DIST HI 100		
Occupancy	00	OWNER OCC 100		
Quality	03	Quality Level 03		
DOR CODE	2500	REPAIR SERVICE		
MAP NUM		MKT AREA 06		
NEIGHBORHOOD/LOC	6002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	495	185	916	20,193
AOF	912	185	1,687	37,190
BAS	7,053	100	7,053	155,484
BAS	2,175	100	2,175	47,948
CAN	75	30	22	485
TOTALS	10,710		11,853	261,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	11,853	90.9126	44.09	522,599	1975	1975		0	0	50.00	50.00

1 GARAGE - 0% - 0

Heated Area: 10635

HX Base Yr

Basement Area Diagram

Diagram showing dimensions and area calculations for the basement. Includes labels like BAS 1994, AOF 1994, CAN 1994, and various measurements such as 37, 83, 25, 15, 24, 87, 48, 33, 38, 5, 24, 131, 63.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	261,300
TOTAL MARKET OB/XF VALUE	20,946
TOTAL LAND VALUE - MARKET	48,351
TOTAL MARKET VALUE	330,597
SOH/AGL Deduction	71,073
ASSESSED VALUE	259,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,524
TOTAL JUST VALUE	330,597
NCON VALUE	0
INCOME VALUE	1,502,567
PREVIOUS YEAR MKT VALUE	247,240

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1519	7/01/2022	WD	U	I	11	100

GRANTOR: DUCÉ JOSEPH A

GRANTEE: DUCÉ JOSEPH A & SHE

0685/1829

8/03/1993

WD

U

I

01

100

GRANTOR: DUCÉ KIMBERLY J

GRANTEE: DUCÉ JOSEPH A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W83 BAS=[YR=1994] W87 S25 AOF=[YR=1994] S33 CAN=[YR=1994] S5 E15 AOF=[YR=1994] E24 N38 W24 S38\$ N5 W15\$ E15 N33 W15\$ E87 N25\$ S25 W48 S38 E131 N63\$.

EXTRA FEATURES

15928 CR 108, HILLIARD

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
1	0803	ASPHALT C	0	0	0	0		11,377.00	SF 2.00	2.00	100	1978	1978	3	50	11,377
2	0940	SHEDS/PORT	0	0	12	14		168.00	SF 30.00	30.00	100	1979	1979	3	20	1,008
3	0510	GARAGE WD-	0	0	15	18		270.00	SF 26.95	26.95	100	1975	1975	3	20	1,455
4	0812	CONCRETE C	0	0	0	0		4,425.00	SF 4.00	4.00	100	1978	1978	3	30	5,310
5	4950	BOLLARD	0	0	0	0		7.00	UT 100.00	100.00	100	1994	1994	3	100	700
6	0402	CONC BUMPE	0	0	0	0		5.00	UT 25.00	25.00	100	1994	1994	3	77	96
7	0978	SECURTY LT	0	0	0	0		4.00	UT 450.00	450.00	100	1975	1975	3	20	360
8	6001	ROLLUP DR	0	0	0	0		8.00	UT 400.00	400.00	100	1975	1975	3	20	640

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0	0004	R1	0.00	0.00	48,351.00	SF		1.00	1.00	1.00	1.00	1.00	48,351							

TOTAL OB/XF 20,946

REVIEW DATE 07/22/2020 BY KK

Total Acres: 0.00 Total Land Value: 48,351 Market: 0 Agricultural: 0 Common: 48,351

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