LOT 1
IN OR 847/259
R787320 & R787321

GREENWELL KEVIN
151040 COUNTY ROAD 108
HILLIARD, FL 32046-6913

2023

10-3N-24-073A-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

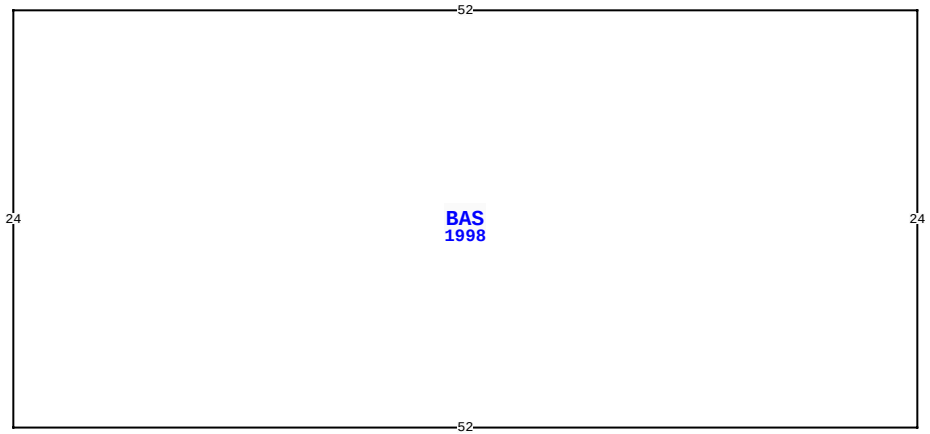
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	45,203
TOTALS	1,248		1,248	45,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	117.6000	82.32	102,735	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2000 Heated Area: 1248 HX Base Yr 2000



151040 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,203
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		31,800
TOTAL MARKET VALUE		77,003
SOH/AGL Deduction		33,284
ASSESSED VALUE		43,719
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,719
TOTAL JUST VALUE		77,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0847/0259	9/01/1998	WD	U	I	13	21,000

GRANTOR: HENDRICKS JAMES & DAN
GRANTEE: GREENWELL KEVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S24 E52 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100			0.00	0.00	1.06	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,800							

REVIEW DATE 10/16/2017 BY TWX Total Acres: 1.06 Total Land Value: 31,800 Market: 0 Agricultural: 0 Common: 31,800 PRINTED 08/02/2023 BY SYS