

LOT 3  
EX R/W IN OR 860/1126  
HOG HILL #1 PB 5/327

NEWMAN LESLIE WAYNE & TINA DIANE  
151080 CR 108  
HILLIARD, FL 32046

2023

10-3N-24-0775-0003-0000



| 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 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| 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  | 04   | Quality Level 04 |
| DOR CODE | 0200 | MOBILE HOME      |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 09 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 9001.00 |
|------------------|---------|

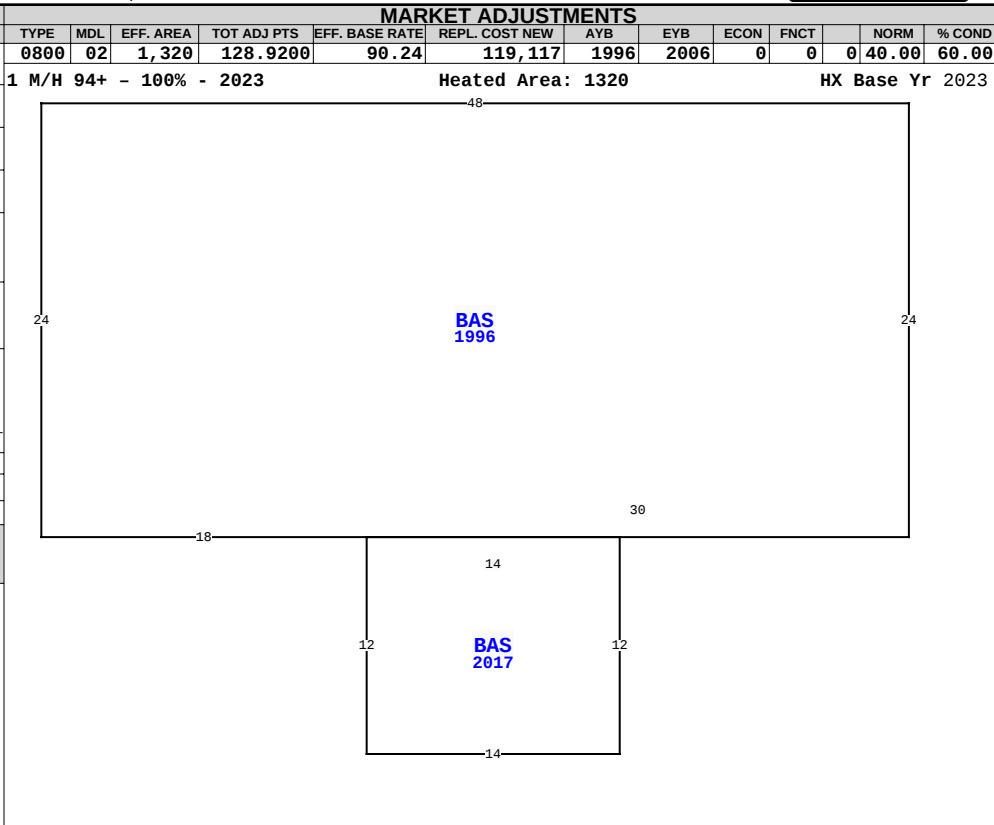
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,152            | 100         | 1,152        | 62,374               |
| BAS       | 168              | 100         | 168          | 9,096                |

|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 1,320 |  | 1,320 | 71,470 |
|--------|-------|--|-------|--------|

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 5              | 0753       | UEP         | 0 100   | 0  | 0  | 140.00 | SF | 22.00 | 22.00          | 100       | 2008    |
| 6              | 0753       | UEP         | 0 100   | 16 | 12 | 192.00 | SF | 22.00 | 22.00          | 100       | 2011    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000102   | C   | SFR/MH               | 100 |     | OR       | 0.00  | 0.00  | 1.00        | AC        | 1.00 |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 03/29/2023 | BY | WWX |
|-------------|------------|----|-----|



|                         |          |  |           |            |     |
|-------------------------|----------|--|-----------|------------|-----|
| 151080 CR 108, HILLIARD | BLD DATE |  | LGL DATE  | 06/13/2023 | MLU |
|                         | XF DATE  |  | LAND DATE |            |     |
|                         | INC DATE |  | AG DATE   |            |     |

| ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 22.00          | 100       | 2008    | 2008        | 3 | 56     | 1,725           |       |
| 22.00          | 100       | 2011    | 2011        | 3 | 68     | 2,872           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,597       |  |  |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 1.00 | Total Land Value: 30,000 | Market: 0 | Agricultural: 0 | Common: 30,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  |  |  |                 | PAGE 1 of 1 |  | 4 |
|---------------------------|--|--|--|-----------------|-------------|--|---|
| VALUATION SUMMARY         |  |  |  |                 |             |  |   |
| VALUATION BY              |  |  |  | STANDARD        |             |  |   |
| Tax Group: 4              |  |  |  | Tax Dist:       |             |  |   |
| BUILDING MARKET VALUE     |  |  |  | 71,470          |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 4,597           |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 30,000          |             |  |   |
| TOTAL MARKET VALUE        |  |  |  | 106,067         |             |  |   |
| SOH/AGL Deduction         |  |  |  | 65,666          |             |  |   |
| ASSESSED VALUE            |  |  |  | 40,401          |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB<br>25,000 |             |  |   |
| BASE TAXABLE VALUE        |  |  |  | 15,401          |             |  |   |
| TOTAL JUST VALUE          |  |  |  | 106,067         |             |  |   |
| NCON VALUE                |  |  |  | 0               |             |  |   |
| INCOME VALUE              |  |  |  |                 |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 87,208          |             |  |   |
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