

LOT S1/2 OF 40
IN OR 1761/1289
CORNWALL SURVEY

WALDO HEIDI AMANDA
15737 COUNTY ROAD 108
HILLIARD, FL 32046

2023

17-3N-24-2020-0040-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
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	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	1,092	100	1,092	66,712
FSP	143	40	57	3,482
UST	143	45	64	3,910
TOTALS	1,378		1,213	74,105

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
1	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	2005	2005	3	27
2	0681	POLE SHED	0 100	20	11	220.00	SF	15.00	15.00	100	2012	2012	3	71

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0004		0.00	0.00	5.00	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,213	103.3500	93.27	113,137	1958	1958	0	0	0	34.50	65.50		
1 SINGLE FAM - 100% - 2012 Heated Area: 1092 HX Base Yr 2012														
15737 CR 108, HILLIARD														

TOTAL OB/XF														
3,963														
BLD DATE XF DATE INC DATE														
LGL DATE LAND DATE AG DATE														
05/22/2023 MLU														

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		74,105	
TOTAL MARKET OB/XF VALUE		3,963	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		158,068	
SOH/AGL Deduction		67,921	
ASSESSED VALUE		90,147	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		40,147	
TOTAL JUST VALUE		158,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110249	REPAIR/RRF	2,000	11/10/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1761/1289	10/20/2011	QC U	I	11		0	
GRANTOR: HODGES BAILEY & RONAL							
GRANTEE: WALDO HEIDI AMANDA							
1208/1552	2/17/2004	QC U	I	18		100	
GRANTOR: HODGES MARY LEE L/E							
GRANTEE: HODGES BAILEY & RON							

BUILDING NOTES														
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BUILDING DIMENSIONS														
UST=[YR=1993] W11 BAS=[YR=1993] W42 S26 E42 FSP=[YR=1993] E11 N13 W11 S13\$ N26\$ S13 E11 N13\$.														