

E 290' OF LOT 23
IN OR 2102/145
CORNWALL SURVEY PB 0/31

HOBBS BENJAMIN FRANKLIN/HOBBS GORDON F & CONNIE S
15616 CR 108
HILLIARD, FL 32046

2023

20-3N-24-2020-0023-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	05	Quality Level 05
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	2,356	100	2,356	116,650
UCP	1,302	20	260	12,873
TOTALS	3,658		2,616	129,523

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0 100	42	28	1,176.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100			0.00	0.00	2.26

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,616	147.3600	103.15	269,840	2000	2000	0	0	52.00	48.00
1 M/H 94+ - 100% - 2017 Heated Area: 2356 HX Base Yr 2017											
31 BAS 2016 31 UCP 2022 31											
TOTALS 3,658 2,616 129,523											

15616 CR 108, HILLIARD									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/13/2023 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		154,311	
TOTAL MARKET OB/XF VALUE		15,876	
TOTAL LAND VALUE - MARKET		67,800	
TOTAL MARKET VALUE		237,987	
SOH/AGL Deduction		83,124	
ASSESSED VALUE		154,863	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		104,863	
TOTAL JUST VALUE		237,987	
NCON VALUE		37,662	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,579	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011040	GARAGE	39,286	07/20/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2102/0145	12/28/2016	QC	U	I	11
GRANTOR: HOBBS CONNIE SUE & GO					
GRANTEE: HOBBS CONNIE SUE &					
2099/1290	12/28/2016	QC	U	I	11
GRANTOR: HOBBS CONNIE SUE & GO					
GRANTEE: HOBBS BENJAMIN FRAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W76 S31 E76 N31\$ UCP=[YR=2022] E42 S31 W42 N31\$.									

LAND DESCRIPTION									
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1	000115	C	SFR ACRES	100			0.00	0.00	2.26

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