

LOT 25 & S-1 OF LOT 26 &
LOTS 7 8 9 23 & 24
(EX S-1 OF LOT 24 OR 518/358 &

HOBBS GORDON F & CONNIE S
15634 COUNTY ROAD 108
HILLIARD, FL 32046

2023

20-3N-24-2020-0025-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	5000 IMPROVED AG

MAP NUM	MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	940	69,522
BAS	384	100	384	28,401
FOP	104	30	31	2,292
UCP	324	20	65	4,807
UST	100	45	45	3,328
UST	60	45	27	1,997

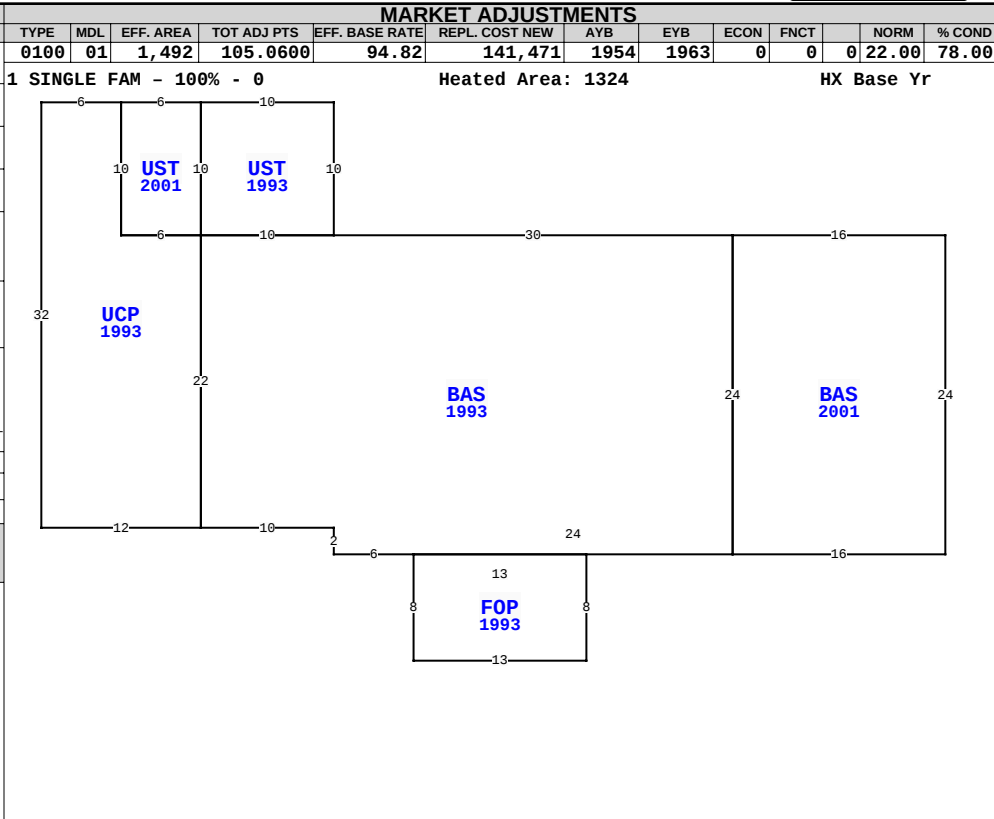
TOTALS	1,912	1,492	110,347
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EXTRA FEATURES	15634 CR 108, HILLIARD
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0 100	36	24	864.00	SF	15.00	15.00	100	1960	1960	3	20	2,592	
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	19.50	19.50	100	1978	1978	3	20	1,123	
4	0510	GARAGE WD-	0 100	0	0	300.00	SF	24.85	24.85	100	1960	1960	3	20	1,491	
5	0681	POLE SHED	0 100	40	9	360.00	SF	15.00	15.00	100	1960	1960	3	20	1,080	
6	0681	POLE SHED	0 100	30	22	660.00	SF	15.00	15.00	100	1993	1993	3	20	1,980	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	005000	C	RURAL HOME	100	0004
2	006000	A	PAST1/HAY	0	
3	005970	A	AGRI - POND	0	
4	009910	M	MKT . VAL . AG	0	

REVIEW DATE	12/12/2022	BY	WWA	Total Acres:	54.63	Total Land Value:	53,227	Market:	268,150	Agricultural:	23,227	Common:	30,000	PRINTED 08/02/2023 BY	SY
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

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	0681	POLE SHED	0 100	36	24	864.00	SF	15.00	15.00	100	1960	1960	3	20	2,592	
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6	0681	POLE SHED	0 100	30	22	660.00	SF	15.00	15.00	100	1993	1993	3	20	1,980	

TOTAL OB/XF															8,266		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE					
04	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00						
		0.00	0.00	52.63	AC		1.00	1.00	1.00	440.00	440.00						
		0.00	0.00	1.00	AC		1.00	1.00	1.00	70.00	70.00						
		0.00	0.00	53.63	AC		1.00	1.00	1.00	5,000.00	5,000.00	2					

REVIEW DATE	12/12/2022	BY	WWA	Total Acres:	54.63	Total Land Value:	53,227	Market:	268,150	Agricultural:	23,227	Common:	30,000	PRINTED 08/02/2023 BY	SY
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			110,347
TOTAL MARKET OB/XF VALUE			8,266
TOTAL LAND VALUE - MARKET			298,150
TOTAL MARKET VALUE			171,840
SOH/AGL Deduction			88,639
ASSESSED VALUE			83,201
TOTAL EXEMPTION VALUE	HX HB		34,974
BASE TAXABLE VALUE			48,227
TOTAL JUST VALUE			416,763
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631683	GARAGE	0	02/01/2016
MH155659	CO ISSUED	0	01/26/2016
MH155659	MH MOVE-ON	0	07/31/2015
B006554	NEW CONSTR	0	03/01/2000
B996710	ADDITION	17,200	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0199/0265	1/01/1975	WD	Q	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2001] W16 BAS=[YR=1993] W30 UST=[YR=1993] N10 W10 UST=[YR=2001] W6 UCP=[YR=1993] W6 S32 E12 N22 W6 N10\$ S10 E6 N10\$ S10 E10\$ W10 S22 E10 S2 E6 FOP=[YR=1993] S8 E13 N8 W13\$ E24 N24\$ S24 E16 N24\$.	