PT LOT 26
IN OR 2472/863

GREGORY ANGELA & DARRELL D III
15642 CR 108
HILLIARD, FL 32046

2023

20-3N-24-2020-0026-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

15636 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,466
TOTAL LAND VALUE - MARKET	123,750
TOTAL MARKET VALUE	141,216
SOH/AGL Deduction	49,725
ASSESSED VALUE	91,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,491
TOTAL JUST VALUE	141,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000216	NEW CONSTR	273,221	01/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2472/0863	6/22/2021	QC	U	V	11	100

GRANTOR: TITTLE STARLENE A

GRANTEE: GREGORY ANGELA RENE

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0511	GARAGE CB-	0	0	0	0	712.00	SF	40.00	40.00	100	1980	1980	3	35	9,968	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
3	0681	POLE SHED	0	0	24	8	192.00	SF	15.00	15.00	100	2007	2007	3	52	1,498	

LAND DESCRIPTION

TOTAL OB/XF 17,466

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	000000	C	VAC RES	0		OR	0.00	0.00	4.95	AC		1.00	1.00	1.00	25,000.00	25,000.00	123,750							

REVIEW DATE 02/09/2023 BY WW Total Acres: 4.95 Total Land Value: 123,750 Market: 0 Agricultural: 0 Common: 123,750 PRINTED 08/02/2023 BY SYS