S-7 OF LOTS 33 & 34 &
S-1 & S-11 OF LOT 33
IN OR 1633/1659

WADE RUSSELL G & DEBORAH L
15675 CR 108
HILLIARD, FL 32046

**2023**

**20-3N-24-2020-0033-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

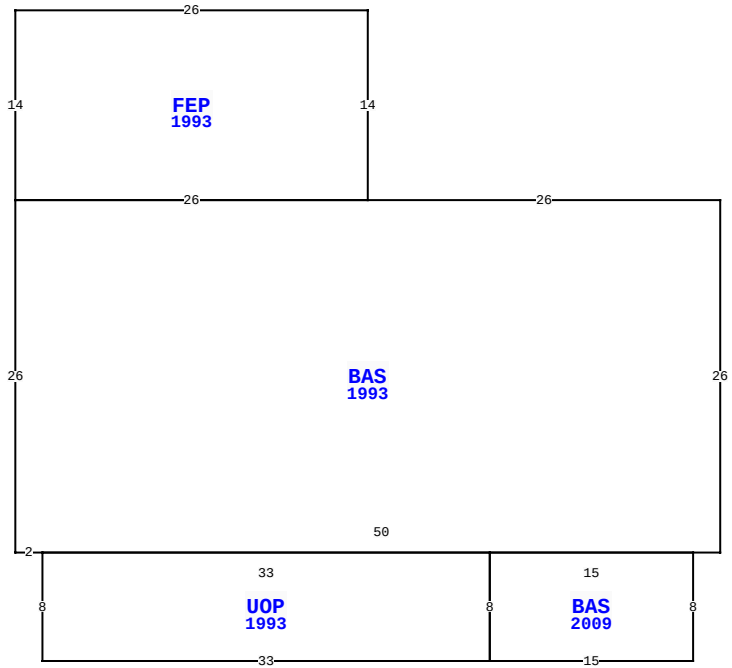
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,352 | 100 | 1,352 | 127,333 |
| BAS | 120 | 100 | 120 | 11,302 |
| FEP | 364 | 80 | 291 | 27,407 |
| UOP | 264 | 20 | 53 | 4,992 |
| TOTALS | 2,100 | | 1,816 | 171,032 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,816 | 125.3500 | 113.13 | 205,444 | 1977 | 1984 | 0 | 0 | 0 | 16.75 | 83.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 1472 HX Base Yr




15675 CR 108, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 171,032 |
| TOTAL MARKET OB/XF VALUE | | 7,439 |
| TOTAL LAND VALUE - MARKET | | 83,000 |
| TOTAL MARKET VALUE | | 261,471 |
| SOH/AGL Deduction | | 144,621 |
| ASSESSED VALUE | | 116,850 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 66,850 |
| TOTAL JUST VALUE | | 261,471 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 209,706 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7192 | ADDITION | 1,768 | 04/29/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1633/1659 | 8/03/2009 | QC | U | I | 30 | 100 |
| GRANTOR: WADE RUSSELL GARLAND | | | | | | |
| GRANTEE: WADE RUSSELL G & DE | | | | | | |
| 0335/0620 | 4/01/1981 | WD | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 FEP=[YR=1993] N14 W26 S14 E26$ W26 S26 E2 UOP=[YR=1993] S8 E33 BAS=[YR=2009] E15 N8 W15 S8$ N8 W33$ E50 N26$.

## 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 | 0681 | POLE SHED | 0 | 100 | 43 | 24 | 1,032.00 | SF | 15.00 | 15.00 | 100 | 1984 | 1984 | 3 | 20 | 3,096 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 35 | 3 | 105.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 64 | 437 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 20.10 | 20.10 | 100 | 1983 | 1983 | 3 | 20 | 402 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 24 | 28 | 672.00 | SF | 9.36 | 9.36 | 100 | 1985 | 1985 | 3 | 20 | 1,258 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 24 | 20 | 480.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 72 | 2,246 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,439

| 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 | 000115 | C | SFR ACRES | 100 | 0004 | OR | 0.00 | 0.00 | 3.32 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 83,000 | | | | | | | |

REVIEW DATE 06/05/2020 BY TWA Total Acres: 3.32 Total Land Value: 83,000 Market: 0 Agricultural: 0 Common: 83,000 PRINTED 08/02/2023 BY SYS