PT OF LOT 34 (S-8)
IN OR 2335/235
CORNWALL SURVEY

CHURCH KENNETH J
15673 COUNTY ROAD 108
HILLIARD, FL 32046

2023

20-3N-24-2020-0034-0080

BUILDING CHARACTERISTICS

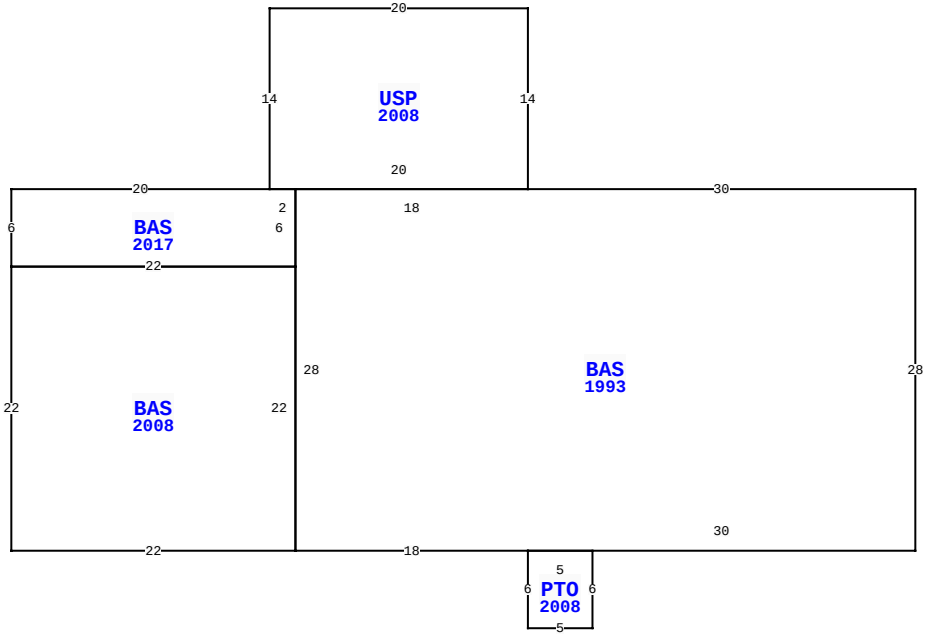
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,344	100	1,344	180,989
BAS	484	100	484	65,178
BAS	132	100	132	17,775
PTO	30	5	2	269
USP	280	30	84	11,312
TOTALS	2,270		2,046	275,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,046	118.7466	141.01	288,506	1977	2012	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 0 Heated Area: 1960 HX Base Yr



15673 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	275,523
TOTAL MARKET OB/XF VALUE	7,351
TOTAL LAND VALUE - MARKET	34,200
TOTAL MARKET VALUE	317,074
SOH/AGL Deduction	61,703
ASSESSED VALUE	255,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,371
TOTAL JUST VALUE	317,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005767	REPAIR/RRF	8,610	09/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/0235	1/31/2020	WD	Q	I	01	234,000
GRANTOR: CALVERT RICHARD L & M						
GRANTEE: CHURCH KENNETH J						
2150/1362	10/04/2017	WD	Q	I	02	196,000
GRANTOR: WILLIS DEBORAH KELLEY						
GRANTEE: CALVERT RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 USP=[YR=2008] N14 W20 S14 BAS=[YR=2017] W20 S6 BAS=[YR=2008] S22 E22 N22 W22$ E22 N6 W2$ E20$ W18 S28 E18 PTO=[YR=2008] S6 E5 N6 W5$ E30 N28$.

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	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	1995	1995	3	24	2,419	
2	0510	GARAGE WD-	0	0	20	12	240.00	SF	35.00	35.00	100	2000	2000	3	29	2,436	
3	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	100	2000	2000	3	80	2,496	

LAND DESCRIPTION

TOTAL OB/XF 7,351

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	000110	C	SFR RURAL	0	0004	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,200							

REVIEW DATE 06/30/2020 BY TW Total Acres: 1.14 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 08/02/2023 BY SYS