LOT 35 EX S-1 & S-2
ESMT IN OR 314/638 & 357/425
CORNWALL SURVEY

MCCULLOUGH DOUGLAS R/MCCULLOUGH MARGIE LEE
15667 COUNTY ROAD 108
HILLIARD, FL 32046

2023

20-3N-24-2020-0035-0000

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	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

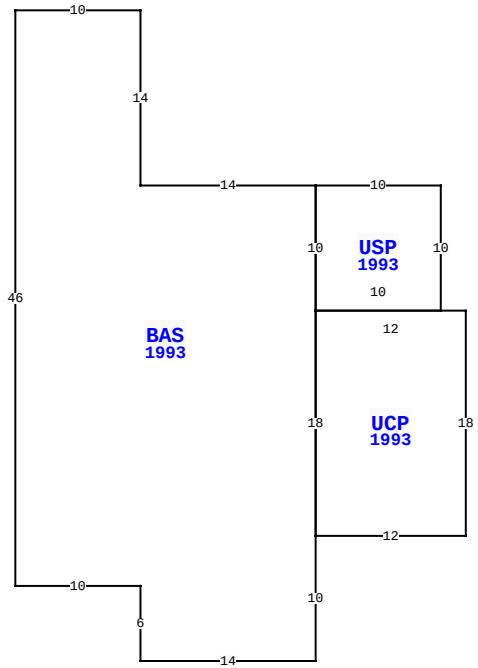
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100	992	63,766
UCP	216	20	43	2,764
USP	100	30	30	1,928
TOTALS	1,308		1,065	68,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,065	98.5800	88.97	94,753	1940	1940	0	0	0	27.75	72.25

1 SINGLE FAM – 100% - 0 Heated Area: 992 HX Base Yr



15667 CR 108, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,459
TOTAL MARKET OB/XF VALUE		640
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		151,599
SOH/AGL Deduction		101,952
ASSESSED VALUE		49,647
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,647
TOTAL JUST VALUE		151,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0075/0352	1/01/1967	TA	U	I		7,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N14 W10 S46 E10 S6 E14 N10 UCP=[YR=1993] E12 N18 W12S18 $ N18 USP=[YR=1993] E10 N10 W10S10$ N10$.

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	0680	POLE SHED	0	100	0	0	320.00	SF	10.00	10.00	100	1980	1980	3	20	640	

LAND DESCRIPTION

TOTAL OB/XF 640

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	2.75	AC		1.00	1.00	1.00	30,000.00	30,000.00	82,500							

REVIEW DATE 09/18/2018 BY TWA Total Acres: 2.75 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/02/2023 BY SYS