LOT 40 &
N208 FT OF W419 FT LOT 4 (S-1)
IN OR 1434/1094 & OR 788/1360

HENDERSON PATRICIA EST/HENDERSON DARRELL EST
15633 CR 108
HILLIARD, FL 32046

2023

20-3N-24-2020-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

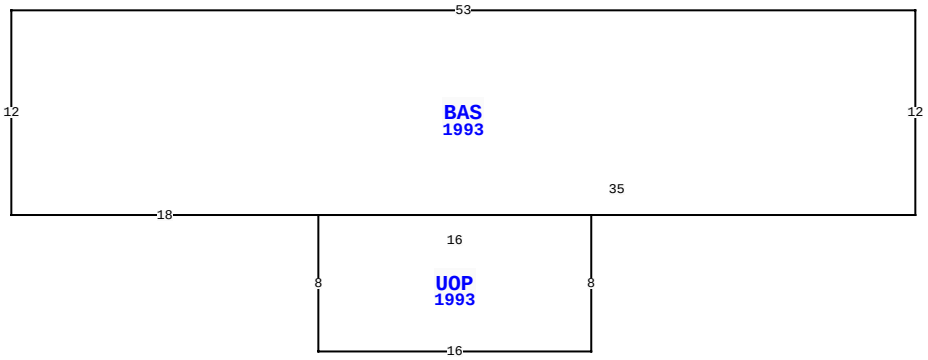
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	636	100	636	10,418
UOP	128	25	32	524
TOTALS	764		668	10,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	668	84.0000	54.60	36,473	1967	1967	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 636 HX Base Yr



15633 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	31,508
TOTAL MARKET OB/XF VALUE	1,584
TOTAL LAND VALUE - MARKET	219,000
TOTAL MARKET VALUE	92,217
SOH/AGL Deduction	0
ASSESSED VALUE	92,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,217
TOTAL JUST VALUE	252,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8950	MH MOVE-ON	10,000	06/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1434/1094	8/03/2006	QC	U	I	01	100
GRANTOR: HENDERSON PATRICIA WA						
GRANTEE: HENDERSON DARRELL &						
0595/0093	4/12/1990	WD	U	V	01	100
GRANTOR: WADE MARION E & RUTH						
GRANTEE: HENDERSON PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S12 E18 UOP=[YR=1993] S8 E16 N8 W16$ E35 N12$.

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	0	20	20	400.00	SF	15.00	15.00	100	1993	1993	3	20	1,200	
2	1243	WD DECK F	0	0	24	10	240.00	SF	8.00	8.00	100	1992	1992	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,584

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	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	0.80	30,000.00	24,000.00	24,000							
2	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	550.00	550.00	4,950							
4	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	165,000							

REVIEW DATE 06/04/2020 BY TWA Total Acres: 12.00 Total Land Value: 59,125 Market: 165,000 Agricultural: 5,125 Common: 54,000 PRINTED 08/02/2023 BY SYS

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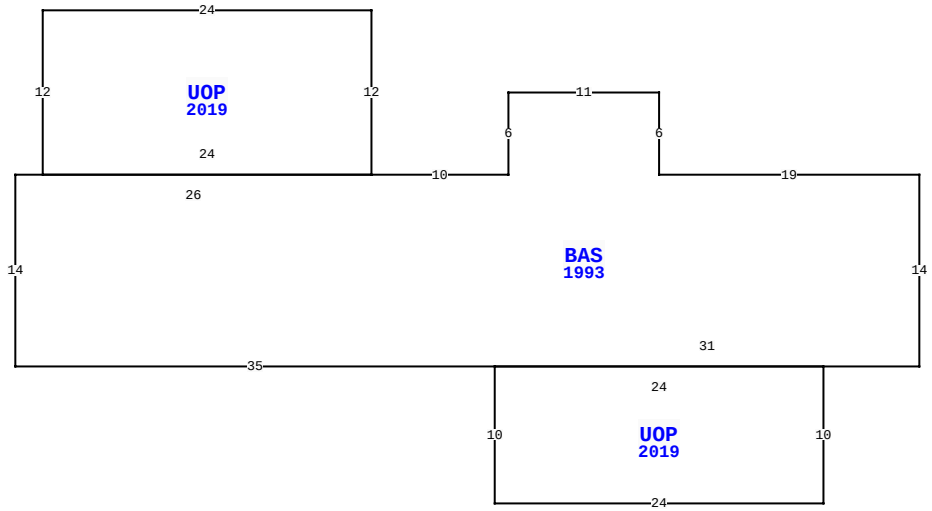
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	990	18,147
UOP	240	25	60	1,100
UOP	288	25	72	1,320
TOTALS	1,518		1,122	20,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,122	94.0000	61.10	68,554	1984	1984	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 990 HX Base Yr



15633 CR 108, HILLIARD

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PAGE 2 of 2 4

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0595/0093	4/12/1990	WD	U	V	01	100
GRANTOR: WADE MARION E & RUTH						
GRANTEE: HENDERSON PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N6 W11 S6 W10 UOP=[YR=2019] N12 W24 S12 E24$ W26 S14 E35 UOP=[YR=2019] S10 E24 N10 W24$ E31 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/04/2020 BY TWA Total Acres: 12.00 Total Land Value: 59,125 Market: 165,000 Agricultural: 5,125 Common: 54,000 PRINTED 08/02/2023 BY SYS