

PT LOT 32
IN OR 2593/1675 TRACT F
(EX PT IN OR 2562/1617)

CARMICHAEL SHAWN & AIMEE
15561 CR 108
HILLIARD, FL 32046

2023

29-3N-24-2020-0032-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	240,567
FCP	400	25	100	14,492
FOP	520	30	156	22,608
FSP	252	40	101	14,637
FUS	224	100	224	32,462
UST	72	45	32	4,637

TOTALS	3,128		2,273	329,402
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

1	0940	SHEDS/PORT	0 100	20 10
2	0681	POLE SHED	0 100	20 9
3	0681	POLE SHED	0 100	20 9

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000115	C	SFR ACRES	100

REVIEW DATE	06/07/2022	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,273	108.1920	154.17	350,428	2004	2009	0	0	6.00	94.00
1 SFR CUST - 100% - 2023											
Heated Area: 1884											
HX Base Yr 2023											

15561 CR 108, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0940	SHEDS/PORT	0 100	20 10	200.00	SF	21.30	21.30	100	2004	2004	3	24	1,022	
2	0681	POLE SHED	0 100	20 9	180.00	SF	15.00	15.00	100	2004	2004	3	40	1,080	
3	0681	POLE SHED	0 100	20 9	180.00	SF	15.00	15.00	100	2004	2004	3	40	1,080	

TOTAL OB/XF															3,182
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.36	AC		1.00	1.00	1.00	25,000.00	25,000.00	84,000

Total Acres: 3.36	Total Land Value: 84,000	Market: 0	Agricultural: 0	Common: 84,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	

VALUATION BY		STANDARD									
Tax Group: 4		Tax Dist:									
BUILDING MARKET VALUE		329,402									
TOTAL MARKET OB/XF VALUE		3,182									
TOTAL LAND VALUE - MARKET		84,000									
TOTAL MARKET VALUE		416,584									
SOH/AGL Deduction		93,530									
ASSESSED VALUE		323,054									
TOTAL EXEMPTION VALUE		60,000									
BASE TAXABLE VALUE		263,054									
TOTAL JUST VALUE		416,584									
NCON VALUE		43,372									
INCOME VALUE											
PREVIOUS YEAR MKT VALUE		254,281									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B031139	NEW CONSTR	0	09/01/2003
W03128	NEW CONSTR	0	01/07/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2593/1675	9/27/2022	WD	Q	I	01	450,000			
GRANTOR: MCCULLOUGH DOUGLAS M									
GRANTEE: CARMICHAEL SHAWN &									
1113/0865	2/11/2003	WD	Q	V		55,000			
GRANTOR: JDC LAND CORP LLC									
GRANTEE: MCCULLOUGH DOUGLAS									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=2004] W16 FSP=[YR=2004] W21 UST=[YR=2004] W6 S12 BAS=[YR=2004] W15 S15 FOP=[YR=2004] W8 S23 E50 N8 W42 N15\$ S15 E42 S8 E16 N25 W16 N13 W27 \$ E6 N12\$ S12 E21 N12\$ S25 E16 N25\$ PTR= E20 FUS=[YR=2022] E14 S16 W14 N16\$ W20\$.									