

PT OF SW1/4 OF NE1/4
W OF HWY 108 EX 2-1 2-2 & 2-3
PT OF SE 1/4 W OF 108

ROMERO VICTORIA T
15456 CR 108
HILLIARD, FL 32046

2023

30-3N-24-0000-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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	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	1,144	100	1,144	88,701
BAS	355	100	355	27,525
BAS	506	100	506	39,234
FSP	216	40	86	6,668
PTO	126	5	6	465
UOP	104	20	21	1,628
UOP	144	20	29	2,249
UOP	216	20	43	3,334
TOTALS	2,811		2,190	169,804

EXTRA FEATURES	
L N	OB/XF CODE
2	0940 SHEDS/PORT
8	0812 CONCRETE C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,190	102.8020	92.78	203,188	1961	1985	0	0	0 16.43	83.57
2 SINGLE FAM - 100% - 2019 Heated Area: 2005 HX Base Yr 2019											
15456 CR 108, HILLIARD											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
06/15/2023 MLU					

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			188,805
TOTAL MARKET OB/XF VALUE			8,742
TOTAL LAND VALUE - MARKET			230,700
TOTAL MARKET VALUE			264,357
SOH/AGL Deduction			111,527
ASSESSED VALUE			152,830
TOTAL EXEMPTION VALUE	HX HB WX SX		105,000
BASE TAXABLE VALUE			47,830
TOTAL JUST VALUE			428,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952232	ADDITION	28,290	09/01/1995
B952004	HOUSEMVING	0	06/01/1995
3579	H/AC	3,200	10/30/1990
6193	REMODEL	5,000	01/03/1990
7937	MH MOVE-ON	29,500	09/25/1989
5795	XFOB	1,360	06/07/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2209/1756	5/15/2018	QC	U	I	11
GRANTOR: ECKSTEIN KARL					
GRANTEE: ROMERO VICTORIA T					
1434/0513	8/02/2006	WD	U	I	01
GRANTOR: ECKSTEIN KARL J & ZEL					
GRANTEE: ECKSTEIN KARL & ZEL					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W29 UOP=[YR=2006] W8 FSP=[YR=2006] W12 PTO=[YR=2006] W7 S18 BAS=[YR=1993] S22 UOP=[YR=2006] S8 E30 BAS=[YR=2006] S7 E22 N15 UOP=[YR=2006] E4 N26 W4 S26 \$ W29 D7 R7 S1 \$ N1 U7 L7 W23 \$ E52 N22 W52 \$ E7 N18 \$ S18 E12 N18 \$ S18 E8 N18 \$ S18 E25 N4 E4 N14 \$.	

LAND DESCRIPTION										TOTAL OB/XF					8,742										
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.99	AC		1.00	1.00	1.00	30,000.00	30,000.00	59,700								
2	005401	A	TIMB2-1 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	790.00	790.00	7,110								
3	009910	M	MKT. VAL. AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000								
REVIEW DATE		01/07/2021		BY TWX		Total Acres: 10.99		Total Land Value: 66,810				Market: 171,000				Agricultural: 7,110		Common: 59,700		PRINTED 08/02/2023 BY SYS					

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