



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,296	100	2,296	230,220
FGR	720	55	396	39,707
FOP	50	30	15	1,504
FOP	240	30	72	7,220
FSP	480	40	192	19,252

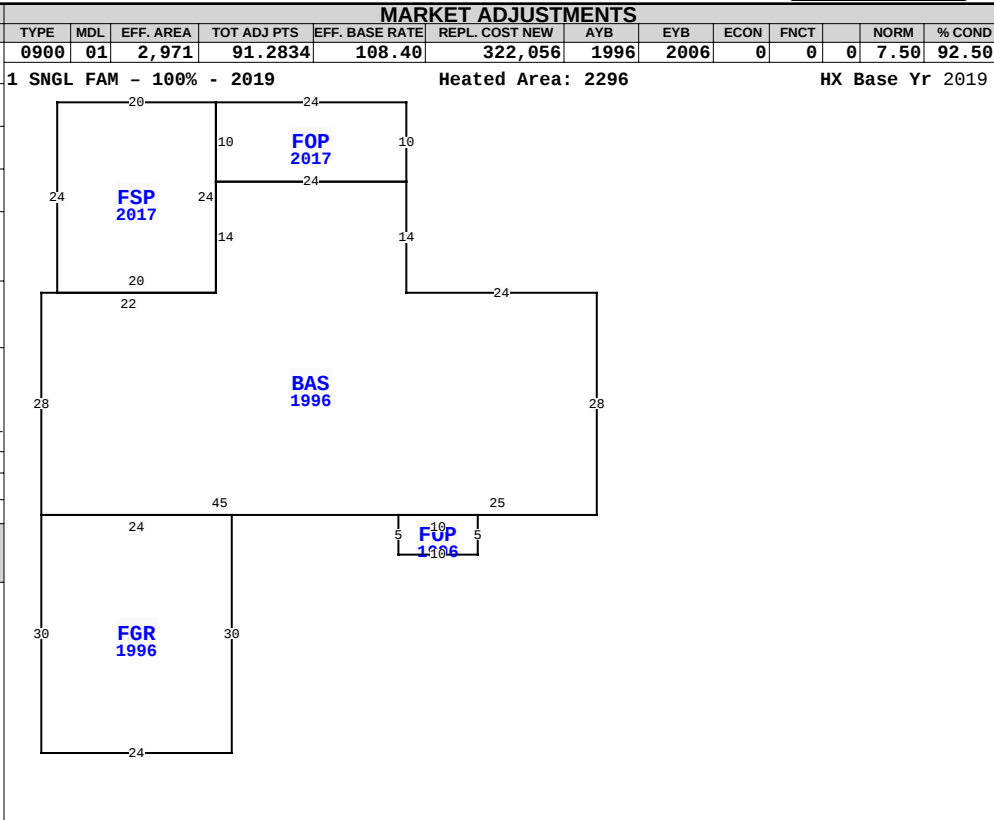
TOTALS	3,786		2,971	297,902
--------	-------	--	-------	---------

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
1	0812	CONCRETE C	0 100	0	0	1,207.50	SF	4.00	4.00	100	1996	1996	3	73	3,526	
2	0510	GARAGE WD-	0 100	20	20	400.00	SF	29.75	29.75	100	2000	2000	3	29	3,451	
3	0300	BOAT DCK W	0 100	0	0	336.00	SF	40.00	40.00	100	2003	2003	3	36	4,838	
4	0812	CONCRETE C	0 100	0	0	5,280.00	SF	4.00	4.00	100	2005	2005	3	87	18,374	

LAND DESCRIPTION				
------------------	--	--	--	--

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	8.11	AC		1.00	1.00	1.00	19,000.00	19,000.00	154,090							



15474 CR 108, HILLIARD	BLD DATE		LGL DATE	06/16/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																	30,189
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				297,902	
TOTAL MARKET OB/XF VALUE				30,189	
TOTAL LAND VALUE - MARKET				154,090	
TOTAL MARKET VALUE				482,181	
SOH/AGL Deduction				189,701	
ASSESSED VALUE				292,480	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				242,480	
TOTAL JUST VALUE				482,181	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				345,987	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000652	REPAIR/RRF	5,000	01/24/2018
E0311618	XFOB	1,400	08/01/2003
B007577	CARPORT	13,600	09/01/2000
B9502377	NEW CONSTR	92,885	12/01/1995
B952250	NEW CONSTR	92,885	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/0450	4/16/2018	WD	Q	I	01	320,000

GRANTOR: HIRST NEAL A & DEE A						
GRANTEE: POLSKY STEPHEN F &						
0992/1488	6/19/2001	WD	Q	I		226,000
GRANTOR: ROGERS AUBREY LEE & J						
GRANTEE: HIRST NEAL A & DEE						

BUILDING NOTES						
----------------	--	--	--	--	--	--

BUILDING DIMENSIONS						
BAS=[YR=1996] W24 N14 FOP=[YR=2017] N10 W24 FSP=[YR=2017] W20 S24 E20 N24\$ S10 E24\$ W24 S14 W22 S28 FGR=[YR=1996] S30 E24 N30 W24\$ E45 FOP=[YR=1996] S5 E10 N5 W10\$ E25 N28 \$.						