PT SE1/4 OF SEC 30-3N-24E IN
IN OR 2213/517

HIGHTMAN DIANE M LIVING TRUST/HIGHTMAN DIANE M TRU
15453 CR 108
HILLIARD, FL 32046

2023

30-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

15453 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	0
TOTAL MARKET OB/XF VALUE	12,963
TOTAL LAND VALUE - MARKET	275,970
TOTAL MARKET VALUE	59,029
SOH/AGL Deduction	15,770
ASSESSED VALUE	43,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,259
TOTAL JUST VALUE	288,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13461	MECH OTHER	0	11/01/2007
MH003037	MH MOVE-ON	0	03/01/2000
7129	TEMP POLE	0	12/26/1990
7349	MH MOVE-ON	26,000	06/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2213/0517	7/18/2018	WD	U	I	11	100
GRANTOR: HIGHTMAN PHILIP C & D						
GRANTEE: HIGHTMAN DIANE M LI						
2077/1046	9/19/2016	QC	U	I	11	100
GRANTOR: HIGHTMAN PHILIP C & D						
GRANTEE: HIGHTMAN PHILIP C &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0311	WD GANG WY	0	0	19	4	76.00	SF	45.00	45.00	100	2000	2000	3	20	684	
6	0920	CWALL-WD/M	0	0	0	0	123.00	LF	390.00	390.00	100	2000	2000	3	20	9,594	
7	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2004	2004	3	40	2,080	
8	0461	IRON FENCE	0	0	0	0	80.00	SF	8.50	8.50	100	2004	2004	3	89	605	

LAND DESCRIPTION

TOTAL OB/XF 12,963

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	27.66	AC		1.00	1.00	1.00	410.00	410.00	11,341							
3	005902	A	HARDWOOD SI	0			0.00	0.00	27.00	AC		1.00	1.00	1.00	175.00	175.00	4,725							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	54.66	AC		1.00	1.00	1.00	4,500.00	4,500.00	245,970							

REVIEW DATE 05/21/2020 BY TWA Total Acres: 55.66 Total Land Value: 46,066 Market: 245,970 Agricultural: 16,066 Common: 30,000 PRINTED 08/02/2023 BY SYS