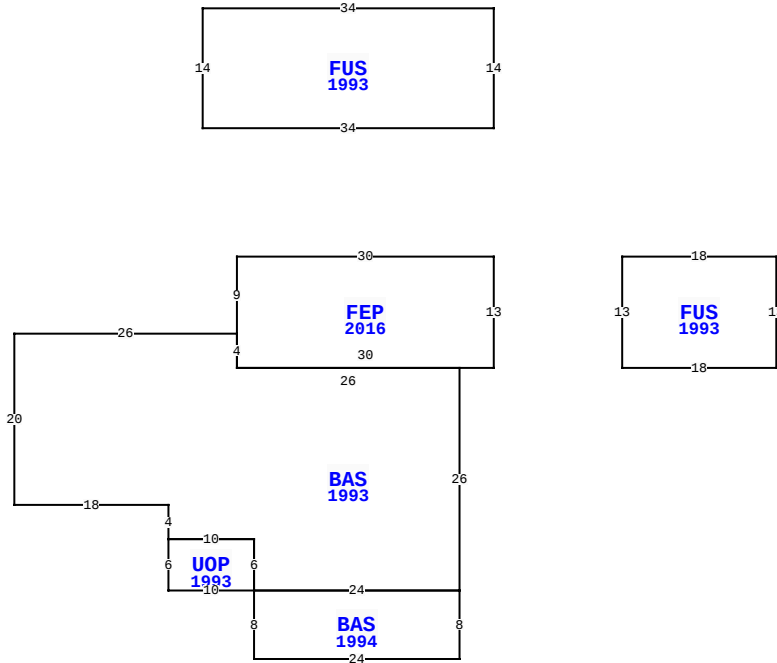


**FLANNERY PAT/
15429 CR 108
HILLIARD, FL 32046**

30-3N-24-0000-0007-0110

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2												
ELEMENT		CD		CONSTRUCTION												VALUATION SUMMARY																										
Exterior Wall	10	ABOVE AVG 100	0900	01	2,442	100.7244	119.61	292,088	1987	1987	0	0	0	15.75	84.25	VALUATION BY					STANDARD																					
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 2118										HX Base Yr 2019																
Roof Cover	03	COMP SHNGL 100																					Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE										294,354									
Interior Floor	14	CARPET 60																					TOTAL MARKET OB/XF VALUE										8,435									
Interior Floor	11	CLAY TILE 40																					TOTAL LAND VALUE - MARKET										96,330									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE										399,119									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										126,348																			
Bedrooms		3 100											ASSESSED VALUE										272,771																			
Bathrooms		2.5 100											TOTAL EXEMPTION VALUE										HX HB 50,000																			
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										222,771																			
Stories	1.5	1.5 100											TOTAL JUST VALUE										399,119																			
Units		0 100											NCON VALUE										0																			
BUD8 Adjustme	04	DIST 01 100											INCOME VALUE																													
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										340,108																			
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	1,216	100	1,216	122,538																																						
BAS	192	100	192	19,348																																						
FEP	390	80	312	31,440																																						
FUS	234	100	234	23,581																																						
FUS	476	100	476	47,967																																						
UOP	60	20	12	1,209																																						
TOTALS		2,568		2,442	246,084																																					
EXTRA FEATURES					15429 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	0810	CONCRETE A	0 100	18	8	144.00	SF	6.50	6.50	100	1987	1987	3	54.5	510																											
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280																											
3	0350	CARPORT WD	0 100	30	24	720.00	SF	13.00	13.00	100	2005	2005	3	27	2,527																											
4	0681	POLE SHED	0 100	24	13	312.00	SF	15.00	15.00	100	2005	2005	3	44	2,059																											
5	0681	POLE SHED	0 100	24	13	312.00	SF	15.00	15.00	100	2005	2005	3	44	2,059																											
TOTAL OB/XF 8,435																																										
LAND DESCRIPTION																																										
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																		
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.07	AC		1.00	1.00	1.00	19,000.00	19,000.00	96,330																									
REVIEW DATE 01/06/2023 BY WWA Total Acres: 5.07 Total Land Value: 96,330 Market: 0 Agricultural: 0 Common: 96,330 PRINTED 08/02/2023 BY SYS																																										

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