PT OF LOT 64 IN OR 2517/768
(EX R/W OR 1005/1446 &
R/W OR 1005/1448)

WILKINS STEPHANIE LYNN & JONATHAN
15514 CR 108
HILLIARD, FL 32046

2023

30-3N-24-2020-0064-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

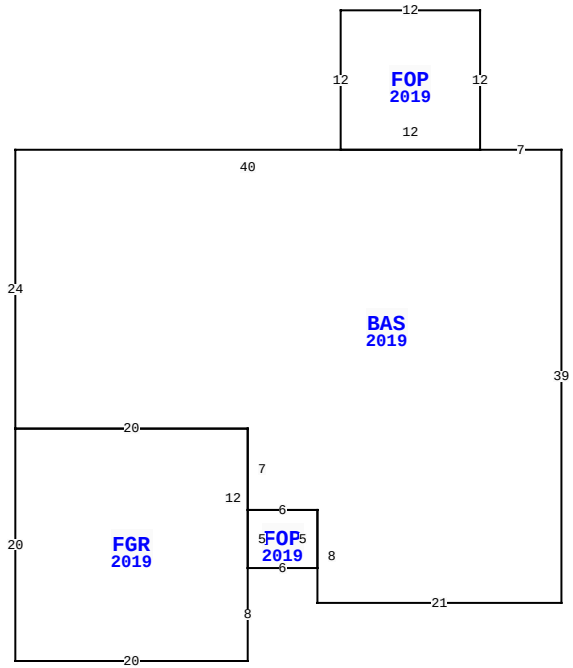
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	196,676
FGR	400	55	220	29,137
FOP	30	30	9	1,192
FOP	144	30	43	5,695
TOTALS	2,059		1,757	232,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,757	114.0950	135.49	238,056	2019	2019	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2021 Heated Area: 1485 HX Base Yr 2021



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

15514 CR 108, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,700
TOTAL MARKET OB/XF VALUE		6,394
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		269,094
SOH/AGL Deduction		69,591
ASSESSED VALUE		199,503
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,503
TOTAL JUST VALUE		269,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000458	CO ISSUED	0	01/16/2019
18004083	NEW CONSTR	194,073	04/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0768	11/20/2021	QC	U	I	11	100
GRANTOR: SHUPE STEPHANIE L						
GRANTEE: WILKINS STEPHANIE L						
2360/0503	5/07/2020	WD	Q	I	01	210,000
GRANTOR: MARKMAN LINDA RAE & G						
GRANTEE: SHUPE STEPHANIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W7 FOP=[YR=2019] N12 W12 S12 E12$ W40 S24
FGR=[YR=2019] S20 E20 N8 FOP=[YR=2019] E6 N5 W6 S5$ N12 W20$
E20 S7 E6 S8 E21 N39$.

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	0812	CONCRETE C	0	100	0	0	1,631.00	SF	4.00	4.00	100	2018	2018	3	98	6,394	

LAND DESCRIPTION

TOTAL OB/XF 6,394

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/25/2019 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS