LOT 2
SECTION THIRTY-NINE
OR 2249/815

O'QUINN JOSEPH T & CHRISTINA M
152525 CR 108
HILLIARD, FL 32046

2023

39-3N-25-1139-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5016.00		

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

152525 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,520
TOTAL LAND VALUE - MARKET	118,880
TOTAL MARKET VALUE	142,400
SOH/AGL Deduction	28,977
ASSESSED VALUE	113,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,423
TOTAL JUST VALUE	142,400
NCON VALUE	23,520
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007582	NEW CONSTR	504,291	05/16/2022
2001601	XFOB	0	02/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2306/0630	9/23/2019	SW	Q	V	01	92,500

GRANTOR: RAYDIENT LLC

GRANTEE: O'QUINN JOSEPH T &

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	0680	POLE SHED	0	0	60	40	2,400.00	SF	10.00	10.00	100	2021	2021	3	98	23,520	

LAND DESCRIPTION

TOTAL OB/XF 23,520

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	0			0.00	0.00	7.43	AC		1.00	1.00	1.00	16,000.00	16,000.00	118,880							

REVIEW DATE 03/08/2023 BY KW Total Acres: 7.43 Total Land Value: 118,880 Market: 0 Agricultural: 0 Common: 118,880 PRINTED 08/02/2023 BY SYS